ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT

STAFF REPORT

TO: EDEN AREA MUNICIPAL ADVISORY COUNCIL

HEARING DATE: September 13, 2022

GENERAL INFORMATION

APPLICATION: SITE DEVELOPMENT REVIEW, PLN2021-00156

OWNER/APPLICANT: ROBERT BRECHT & DOMUM DESIGN

PROPOSAL: Application to allow construction of a five-story, 61-ft., 4-in. tall to the roof (70-ft., 4-in. tall to the top of the stairwell penthouse), 36 rental unit mixed-use commercial and residential building, with 7,594.5 sq. ft. of ground level conditioned and non-conditioned commercial and utility floor area, and outdoor spaces, and 38 on-site parking spaces.

ADDRESS, PARCEL NUMBER AND SIZE: 15910 & 15950 E 14th St., east side, 116 feet south of 159th Ave., Ashland area of unincorporated Alameda County; Assessor's Parcel Numbers: 080-0057-016-02 and 080-0086-003-00; size: 29,958 sq. ft. (0.69 acres).

ZONING: DMU (District Mixed Use) Zoning District per the *Ashland and Cherryland Business District Specific Plan*, adopted December 2015, intended to provide a vibrant, walkable urban main street mixed-use commercial environment that supports public transportation alternatives and provides locally and regionally-serving commercial, retail, and entertainment uses, as well as a variety of urban housing choices.

GENERAL PLAN DESIGNATION: GC (General Commercial – 1.0 Floor Area Ratio) with HDR (High Density Residential at a density of 43 – 86 dwelling units per acre allowed as a Secondary Use), per the 2010 *Eden Area General Plan.* Development may occur at the highest density allowed in the residential designation and to the maximum FAR for commercial development.

ENVIRONMENTAL REVIEW: Exempt from the requirements of the California Environmental Quality Act, Article 6, Special Review of Housing Projects, Section 21159.25. Exemption: Residential or Mixed-Use Housing Projects.

RECOMMENDATION:

Staff advises that the Eden Area Municipal Advisory Council recommend approval of Site Development Review PLN2021-00156, to allow a five-story, 61-ft., 4-in. tall to the roof (70-ft., 4-in. tall to the top of the stairwell penthouse), 36 rental unit mixed-use commercial and residential building, with 7,594.5 sq. ft. of ground level conditioned and non-conditioned commercial and utility floor area, and outdoor spaces, and 38 on-site parking spaces, per drawings marked "Exhibit A" on file with the Alameda County Planning Department, and the enclosed conditions of approval.

PARCEL ZONING HISTORY

April 20, 1957, 133rd Zoning Unit, established the site as C-2 (General Commercial) District.

June 1, 1995, the Board of Supervisors adopted the *Ashland and Cherryland Area Specific Plan*, which rezoned the site to TA (Transit Access) District.

February 05, 2004, the Board of Supervisors approved Conditional Use Permit, C-7682, to allow a church facility within an existing building, Triumph Ministries, for three years.

December, 2015, the updated *Ashland and Cherryland Business District Specific Plan* was adopted; it took effect in January, 2016, designating the site and surrounding area into the District Mixed Use (DMU) Zoning District, which is intended to provide a vibrant, walkable urban main street mixed-use commercial environment that supports public transportation alternatives and provides locally and regionally-serving commercial, retail, and entertainment uses, as well as a variety of urban housing choices.

SITE AND CONTEXT DESCRIPTION

Physical Features: The site consists of two parcels: 15910 E. 14th St with Assessor's Parcel Number 080-0057-016-02 is an L-shaped lot that measures 130 feet deep parallel to 159th Avenue by 166 feet across parallel to E. 14th Street, with a 99.69 deep by 116 feet across rectangle cut out of the corner of 159th Avenue and E. 14th Street. This parcel has frontages on E. 14th Street and on 1428 159th Ave. The 159th Ave frontage is occupied by a small house, recreational vehicle, and rear accessory structure. Otherwise, the parcel is vacant. The corner is occupied by a different parcel unrelated to this project, and consisting of the Jesus is Lord church, currently in operation. The other parcel for this project has address 15950 E. 14th Street and Assessor's Parcel Number 080-0086-003-00, with 370 feet deep by 54 feet across. It is currently occupied by a vacant warehouse building at the front and large expanse of vacant area in the back. The parcels are flat.

Adjacent Area: The area surrounding this parcel is a mix of commercial buildings, single-family homes, duplex and multi-unit buildings, not significantly different from the current proposal. As an infill site, the parcel is well served by existing urban services and within an established neighborhood with access to the County's roadway networks and public transit. AC Transit bus lines 10, 40, and 801 run along E. 14th street, with a northbound bus stop on E. 14th St just north of 159th Ave. AC Transit bus lines 10, 28, and 801 have a southbound bus stop across E. 14th St on the same side of 159th Ave. The Bair Fair BART station is located a 10-minute, 0.5 mile walk away to the southwest. The Mi Rancho Supermaket is located across 159th Ave on the same side of E. 14th Street. The Tiburcio Vasquez Health Clinic is located 0.2 miles southeast along the same side of E. 14th Street. A new H.A.R.D. park and child care center will soon be located 0.1 miles southeast along the same side of E. 14th Street.

PROJECT DESCRIPTION

This project consists of the development of a new mixed-use multi- family and retail development on two parcels. Both parcels are located within the *Ashland and Cherryland Business District Specific Plan* (ACBD SP) and DMU zoning district. The proposed mixed-use commercial and residential uses are allowed per the Specific Plan County Zoning Ordinance. The project proposal is for a 5,036 square feet of indoor retail/commercial space plus 177 sq. ft. of commercial utility, plus 2,381 sq. ft. of outdoor commercial sitting and outdoor display areas along E. 14th St. The project includes 36 rental apartment units with studios to two (2) bedroom options, assigned parking for the 36 units with one EV parking space, plus 2 ADA

parking spaces, for a total of 38 on-site parking spaces. Tenants for all proposed retail/commercial spaces are yet to be determined, but will be per allowable uses in the ACBD SP.

A Lot Line Adjustment will be processed after approval of the Site Development Review application in order to combine the two existing parcels into one parcel. The combined parcels will result in a single 29,958 square foot parcel. The development ratios are broken down as follows: FAR is 1.14 proposed with 2.5 allowable and lot coverage is 24% proposed with a 90% allowable

REFERRAL RESPONSES

Alameda County Grading Department, Public Works Agency: In an email from November 04, 2021 and reiterated in an email from July 8, 2022, staff stated that according to the Seismic Hazard Zones map of Hayward Quadrangle published by the California Geologic Survey, the project site is located within the designated zone of required investigation for **liquefaction**. Prior to approval of the proposed building, a geotechnical report assessing such potential geotechnical hazard condition by a qualified engineer must be submitted to the County, and reviewed and approved per the provisions of the Seismic Hazards Mapping Act (SHMA) and the Special Publication 117A.

These investigations will be conducted during the Building Permit phase of the project.

Alameda County Environmental Health Department: In a letter dated July 8, 2022, staff stated that prior to future tenant improvements of a commercial food facility, applicant is required to submit construction plans to DEH for review and approval that demonstrates compliance with the California Retail Food Code. Additional information on requirements can be found on the Alameda County Department of Environmental Health website at www.deh.acgov.org.

Comments will be followed if there is a restaurant proposed for the proposed commercial tenant spaces.

Alameda County Land Development Division, Public Works Agency: In a letter dated October 29, 2021 and reiterated in an email from July 6, 2022, staff stated that:

1. The development of the site is not to augment storm runoff to the existing Flood Control District's Zone 2, Line A8-1 storm drain facility, an underground arch corrugated metal pipe located along 159th Avenue northerly of the project site. If the site will generate a post-construction flow that will be higher than the flow that was not accounted for in the original design of the District's facility, mitigation measures with adequate outlet and/or metering works will need to be included and implemented by the Applicant in the design of the on-site storm drainage facility.

2. Design of the "flow-through planter" which is being proposed for the project should be in compliance with the latest C.3 Storm Water Technical Guidance.

3. Caltrans have jurisdiction of East 14th Street. Any proposed improvements within East 14th Street road right-of-way will have to be reviewed and acceptable to both Caltrans and ACPWA.

4. County design requirements control access points to a County road. Improvement plans shall conform to the County's concerns with regard to tie-in, angle of approach, steepness, and sight distance for any driveway connection to the road. Design the driveway entrances to intersect the road right-of-way at a perpendicular angle. A minimum length of 20 feet behind the curb face must be relatively flat (6 percent maximum) to ensure safe access to the road. Also, there should be no parking spaces within this 20-foot area.

5. The Applicant shall comply with the codes, standards and rules of the Alameda County Fire Department. The Fire Department shall review and approve all improvement plans, road access plans and building plans prior to the tract map recordation.

6. All roadway and storm drain facilities are to conform to Alameda County's Subdivision Design Guidelines and Hydrology and Hydraulics Criteria Summary. All work must be in compliance with Alameda County ordinances, guidelines, and permit requirements.

7. No grading shall be permitted until a grading plan and a Storm Water Quality Control Plan, including erosion and sedimentation control, that addresses both construction and post-construction storm water quality included in the project improvement plans have been reviewed and approved by the County and a grading permit is obtained from Public Works Agency in accordance with the provisions of the Alameda County Grading Ordinance.

8. No grading work would be allowed during the rainy season, from October 1 to April 30, except upon a clear demonstration, to the satisfaction of the director of the public works, that at no stage of the work will there be any substantial risk of increased sediment discharge from the site.

9. Applicant shall establish a Homeowners' Association (HOA) and record CC&Rs containing specific language which defines private ownership and financial responsibility of the proposed private driveway, common improvements and stormwater treatment facilities. The CC&Rs shall clearly specify an acceptable funding mechanism for all on-site common improvements.

10. It is important to provide sufficient lighting on-site. Streetlights on private streets shall be privately owned and maintained. Ownership, maintenance, and responsible party for payment of the streetlight energy bills shall be clarified in appropriate formal documents such as HOA and CC&Rs.

11. The private access way will need traffic safety signs in accordance with Alameda County standards, including the private street name, stop, and parking restriction signs.

12. On-street parking along 159th Avenue is public parking and cannot be designated as visitor parking for the proposed development of use.

13. Parking spaces sizes shall conform to the County minimum of 9' x 18' for compact vehicles, 9' x 20' for standard vehicles, and 14' x 20' for handicapped parking.

14. All paved slopes should have a minimum 0.5 percent grade.

15. No sheet flow of drainage shall flow over the sidewalk area. Collect all drainage on the property and discharge to the road gutter using the County's Standard Sidewalk Drain SD-527 or to the storm drain culvert in the roadway.

The project meets the parking requirements of the ACBD SP and the Residential Design Standards and Guidelines. There is no proposed subdivision, so that there will be a rental management company in charge of the building and property operations, not an HOA. Should the property or building be subdivided in the future, such as to airspace condominiums, then an HOA would be established at that time. Other recommendations are being addressed at the time of Building Permit submittal.

Alameda County Code Enforcement Division, Community Development Agency: In an email from June 29, 2022, staff stated that they had no comments.

Oro Loma Sanitary District: In a letter dated November 10, 2021, staff stated their intention to serve with standard conditions for service.

Alameda County Building Inspection Department, Public Works Agency: In an email dated November 10, 2021, staff stated that the Building Inspection Division (BID) has no objection to proceed with this planning process. The work will require building permit. The work will be required to comply with the current California Building, Plumbing, Mechanical, Electrical, Energy, Green Building, Fire, disabled access, codes. All interior and outdoor public functional areas and general path of travel shall be made ADA accessible, such as parking, walkways, stairs, ramps, elevators, restrooms, and etc.

General Conditions for the Building Permit Application

- A California licensed architect or engineer shall be designated as the design professional in responsible charge for the project submittal.

Special Project Conditions for the Building Permit Application

- Building permit application shall include plans and details to demonstrate compliance with the CBC Chapter 11B Accessibility upgrades, structural and fire safety requirements.
- Trash enclosure shall be covered and comply with Alameda County clean water requirements AC 15.08.180.
- Show the general accessible path of travel to primary entrance of building.
- A site plan shall be required for onsite underground utilities, parking lot lighting, and accessible path of travel.
- Evaluate exiting requirements for the building.
- A site permit will be required for onsite stormwater system, trash enclosure and other accessory structures, underground utilities, parking lot lighting, and accessible path of travel.
- Mandatory solar installation required for building permit applications on new multi-family residential construction. Provide solar-ready plans.

- Geotechnical report and/or geological study required to evaluate seismic liquefaction hazard on site.

- Water-efficient landscape ordinance (WELO) Provide water budget calculations for irrigation of outdoor landscaped areas for new residential construction in compliance with 2019 Cal Green 4.304.

- New proposed structures shall comply with Alameda County Green Building Ordinance and Construction & Demolishing Debris Management program and California Green Building Code.

- Separate demolition permit will be required for the demolishing of existing commercial buildings. BAAQMD permit (J#) is required for demolition of existing structures. PCB screening may be required depending upon age and type of building construction.

- Provide a covered vehicle wash area that discharges to the sanitary sewer shall be required per Stormwater ordinance.

- Applying for new/change of addresses will be required at building permit process – proper address will be assigned according to the County address Ordinance managed by the Building Department.

- Separate site permit may be required for onsite retaining walls, trash enclosure parking lot lighting, fences, and accessible parking & routes.

These comments are typically addressed at the time of Building Permit application.

Alameda County Fire Department. The County Fire Department provided a letter response dated July 27, 2022, indicating the following comment must be met.

- Structure appears to be located on two different parcels. Please provide additional information on a parcel merge. Please provide documentation that the lot merge has been approved.

- Provide information on fire hydrant location as well as the flow as it must comply with the current California Fire Code appendix B and C. Please address.

- Provide construction information on required separation. Please address.

- This structure will need to be protected with a NFPA 13 fire sprinkler system. This should be listed as a deferred submittal on the plans.

- This structure will need to have a fire alarm installed. This should be listed as a deferred submittal on the plans.

- 2A:10BC fire extinguishers will be required. These shall be placed at intervals of every 7 feet of travel.

- The fire access located in the rear of the property needs to meet the requirements of the current California Fire Code chapter 5 section 503 an appendix D.

- An Emergency responder radio enhancement system shall be installed in the structure. This should be listed as a deferred submittal on the plans.

- A standpipe system will need to be installed in the structure in accordance with the current California Fire Code. This should be listed as a deferred submittal on the plans.

- Solar install will require a separate permit and will be reviewed at that time. This should be listed as a deferred submittal on the plans.

- Must comply with all current codes, standards, and ordinances at time of submittal.

The parcels will be merged once the Site Development Review is approved. The Fire Department staff agreed in a phone conversation on August 30, 2022, that the comments above may be addressed as part of a deferred submittal at time of Building Permit application.

Economic and Civic Development. In conversations with Planning Department staff, Economic and Civic Development staff noted this project is the type of development the ECD hopes to see along the E. 14th Street corridor. New housing units over commercial space will provide both much-needed housing that is accessible to transit as well as providing new opportunities for business looking for customized space. (These types of developments can build in the infrastructure needed for food business, for example).

Oro Loma Sanitary District. The Oro Loma Sanitary District provided a letter response dated November 10, 2021 indicating while it is the district's intention to serve the subject development which is within the Oro Loma Sanitary District sphere of influence for sanitary sewer, a firm commitment to serve this development is subject to the following requirements:

a) The applicant shall submit a complete sanitary sewer plan prepared by a Registered Civil Engineer for all on-site and off-site improvements for the review and approval of the District. All sanitary sewer improvements shall be designed and constructed in accordance with the District's Design Standards, Specifications and Standard Plans, unless otherwise specifically approved by the District. Sanitary sewer improvements shall include, but are not limited to, sanitary sewer laterals for each parcel or building/residential dwelling, off-site sanitary sewer systems and associated structures necessary for a complete and acceptable sanitary sewer improvement project.

b) A separate District Permit shall be obtained prior to installation and connection of all on-site and off-site sanitary sewer lines to the District facility and compliance to the conditions set forth in the permit.

c) The applicant shall pay design review fees, permit fees, inspection fees, connection fees and any other fees charged by the District or other agencies for the review, approval, permitting, inspection and construction of the above listed public and private improvements.

d) If the design of any sanitary sewer systems requires encroachments onto neighboring properties, written agreements and Grant of Easements with that property owner shall be submitted for the review and approval of the District.

e) Any existing pipelines or structures that are to remain after development, if damaged during construction, shall be replaced to the satisfaction of the District.

f) All sanitary sewer lines that are to be maintained by the District shall be located within public right-of-ways; no public sewer shall be installed in private streets or easements. The Developer shall install manhole(s) at the point(s) of connection to public sewers to clearly demarcate maintenance responsibilities.

g) No private or public sewer lift station shall be constructed within the project boundary.

h) All of the sanitary sewer facilities constructed within the boundaries of the project shall be privately owned and maintained, unless otherwise noted on the approved improvement plans, up to and including the point of connection of the systems to an existing public facility.

i) Maintenance of the private sanitary sewers shall be included in the Homeowner Association Covenant, Conditions and Restrictions, and shall be submitted for the review and approval of the District.

j) No street paving for any streets shall be constructed unless and until any required sanitary sewer system installation of the sewer facilities in the subject streets has been completed.

k) The development consists of 30 residential units along with retail and office space. The Developer, at its cost and prior to the design review, shall provide capacity analysis of the affected sanitary sewer system and provide alternative solutions if capacity deficiencies exist. If upsizing of the system is required, the Developer shall construct the required improvements as part of the project improvements and prior to the onsite sewer work.

l) The District has a sewer easement at the back of walk on E 14th Street, which contains an 8- inch VCP sewer:
   - The Developer shall protect the sewer during construction.
   - Maintenance and replacement access to the sewer shall not be blocked by the development after construction is complete.

This is a general plan of development. All details of sanitary sewer design and construction are subject to the approval of the District during the Building Permit application review process.

Hayward Area Recreation and Park District (HARD). As of this writing, HARD has not provided comments on this project.

City of San Leandro. As of this writing, the City of San Leandro noted City of San Leandro has not comments on the project.

Community Comments: The Planning Department has received four emails regarding this project. Three emails were from folks who wanted to see the plans for the proposal and wanted a copy of the staff report once ready. A fourth email was from someone who expressed concern about potential for concerned how this will negatively impact traffic and parking when neighboring buildings already are at limits with parking.

The project meets the development standard for density and parking, as specified in the Eden Area General Plan and the ACBD SP, and is therefore exempt from CEQA review as an infill project. Also, the project is centrally located in an urban setting with ready access to public transportation. Parking space sizing and striping will be consistent with ACBDSP standards with 2 van ADA parking, one EV charging, and then a mix of standard and compact parking. Bicycle parking will be located on the South property line next to the trash enclosure.

STAFF ANALYSIS

Conformance with the General Plan:
From the *Eden Area General Plan*, adopted in 2010, the subject property is designated GC (General Commercial – 1.0 Floor Area Ratio) with HDR (High Density Residential at a density of 43 - 86 dwelling units per acre Allowed as a Secondary Use), which allows for:

The General Commercial designation allows for a wide range of commercial uses that encompass small offices, local and regional retail establishments and automobile-oriented uses to meet the needs of Eden Area residents, employees and pass-through travelers. Offices are particularly encouraged in commercially designated areas to enhance the employment base of the area. Commercial parcels have a maximum FAR of 1.0 [for the commercial component]. Allowed uses include the following:

- Neighborhood commercial uses include grocery and convenience stores, salons, professional offices, restaurants, fast-food establishments, auto service stations, drug stores, dry cleaners, day care centers, shoe stores, tool and appliance repair shops, contractors' shops, hardware stores and banks. Neighborhood commercial uses are best located in centralized areas capable of serving the greatest number of households with the least travel distance and best access to alternate modes of transportation and freeways.

- Regional commercial uses include factory outlets, discount stores, regional shopping malls, automobile sales, office uses, medical facilities and home improvement centers. These uses are best located in areas with the highest level of automobile access but should also contain a safe pedestrian environment.

- Highway commercial uses include hotels and motels, restaurants, and motor vehicle and gasoline service stations that provide services to the traveling public and allow for convenient freeway access. These uses should be located in close proximity to freeway ramps.

On some commercial parcels throughout the Eden Area, including the subject parcel, residential uses are allowed as a secondary use. On these parcels, new development may occur at the maximum density allowed in the residential designation and to the maximum FAR for commercial development [per page 3-22 of the *Eden Area General Plan*; emphasis added]. Neighborhood-serving commercial uses, such as grocery and convenience stores, salons, professional offices, restaurants, drug stores, dry cleaners, day care centers and banks, are desired in these areas.

The secondary use designation allows property owners to develop a vertically "mixed use" project, such as residential or office uses over retail, or to develop a horizontal mix of uses on their parcel with separate buildings for different uses. The secondary use designations primarily occur on major arterial roadways and are intended to provide flexibility for property owners to develop their property in ways that meet changing economic conditions and to encourage vibrant Corridors and Districts with a mix of uses.

The High Density Residential designation is the most urban designation in the Eden Area. Allowed uses include multi-family residential buildings between three and six stories. Allowed densities are between 43 to 86 dwelling units per acre. The designation is intended to allow for intensification of growth over time along major roadways.

The project site is also located in a Corridor pursuant to the *Eden Area General Plan*. are linear areas located along arterial roads, typically one to two lots deep on either side of the road. They contain a mix of retail, office, and residential uses. The General Plan identified East 14th Street / Mission Boulevard as a Corridor area, and stated the intent to pursue commercial and vertically-mixed use development (i.e. residential uses over commercial uses) in Districts.

Due to the above general plan land use designations of GC with HDR allowed as a secondary use, and given

the goal to establish attractive, diverse mix of uses at higher densities than currently exist and to provide safe travel for automobiles, bicycles, pedestrians and transit vehicles, the proposed project would be in conformance with the *Eden Area General Plan*.

Environmental Review:

The project is Exempt from the requirements of the California Environmental Quality Act; Article 6, Special Review of Housing Projects, Section 21159.25. The exemption is applicable to all residential or mixed-use housing projects, if all of the following conditions described below are met:

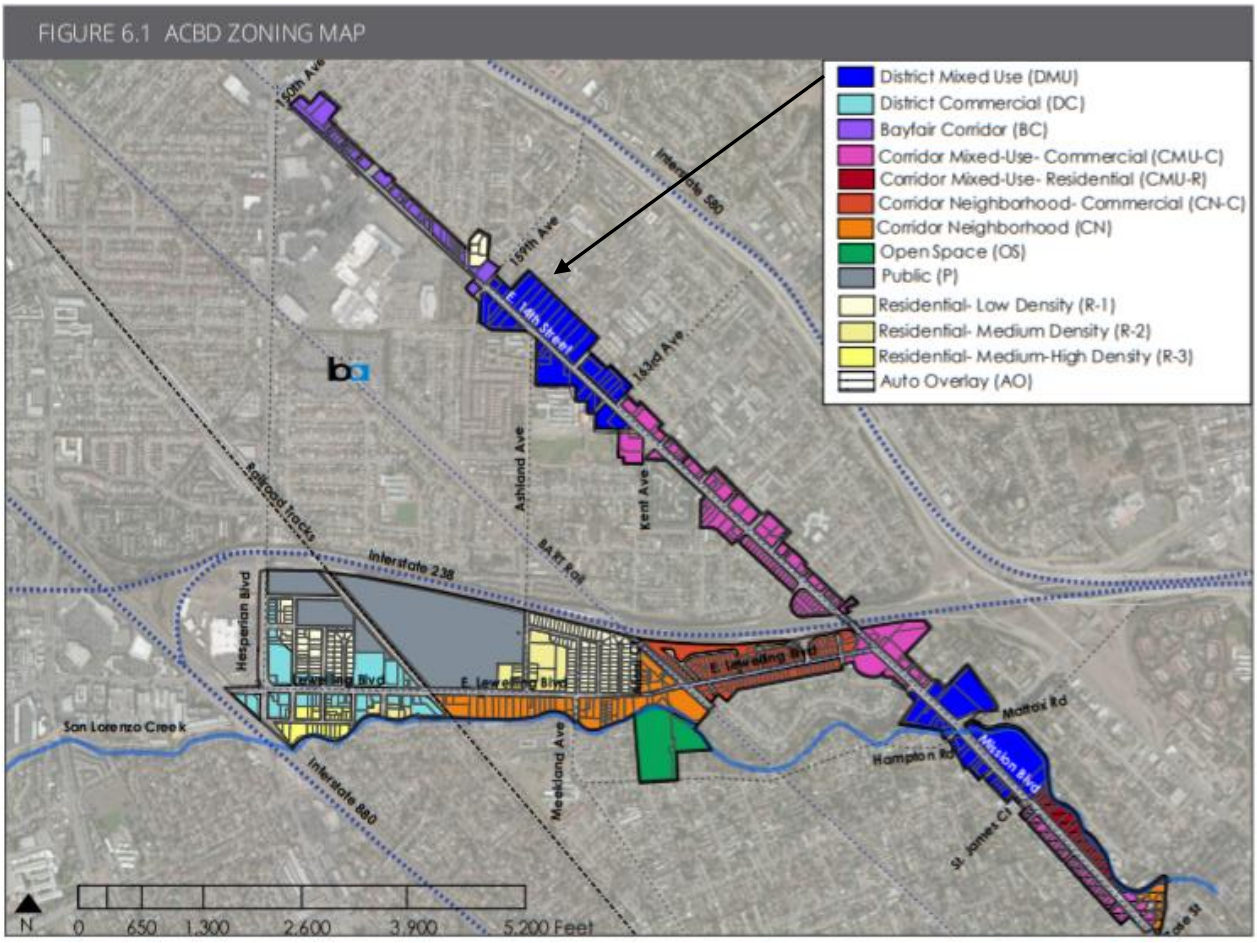
1. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
2. A. The public agency approving or carrying out the project determines, based upon substantial evidence, that the density of the residential portion of the project is not less than the greater of the following:
    i. The average density of the residential properties that adjoin, or are separated only by an improved public right-of-way from, the perimeter of the project site, if any.
    ii. The average density of the residential properties within 1,500 feet of the project site.
    iii. Six dwelling units per acre.
   B. The residential portion of the project is a multifamily housing development that contains six or more residential units.
3. The proposed development occurs within an unincorporated area of a county on a project site of no more than five acres substantially surrounded by qualified urban uses.
4. The project site has no value as habitat for endangered, rare, or threatened species.
5. Approval of the project would not result in any significant effects relating to transportation, noise, air quality, greenhouse gas emissions, or water quality.
6. The site can be adequately served by all required utilities and public services.
7. The project is located on a site that is a legal parcel or parcels wholly within the boundaries of an urbanized area or urban cluster, as designated by the United States Census Bureau.

The above exemption does not apply to a residential or mixed-use housing project if any of the following conditions exist:

1. The cumulative impact of successive projects of the same type in the same place, over time is significant.
2. There is a reasonable possibility that the project will have a significant effect on the environment due to unusual circumstances.
3. The project may result in damage to scenic resources, including, but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway.
4. The project is located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.
5. The project may cause a substantial adverse change in the significance of a historical resource.

Staff has determined that the proposal meets the criteria for this CEQA Exemption, and shall file a notice with the Office of Planning and Research and with the County Clerk in the manner specified in subdivisions (b) and (c) of Section 21152.

The Zoning Map for the site and surrounding area shows the "DMU" zoning in the area.



Conformance with the Zoning Ordinance:

The property is classified in the *Ashland and Cherryland Business Districts Specific Plan*, adopted December 2015, as DMU (District Mixed-Use) Zoning District, which has an maximum height allowed of 75 feet (roofs, rooftop decks, and rooftop equipment may encroach above max height up to 4 feet), maximum number of stories of five, lot coverage of 90%, a maximum Floor Area Ratio of 2.5 [when determining the density/intensity of the site, the non-residential floor area ratio (FAR) shall be calculated independently of the residential density, per ACBD SP, pg. 6-30], an allowable residential density of up to 86 dwelling units per acre, and a minimum 25% non-residential floor area compared to the lot area.

The DMU zoning district is intended to provide a vibrant, walkable urban main street mixed-use commercial environment that supports public transportation alternatives and provides locally and regionally-serving commercial, retail, and entertainment uses, as well as a variety of urban housing choices.

The *Specific Plan*, includes Table *6.2.4 Development Standards* that establishes the base development standards for all zones, and also, section *6.2.5 Specific to Use Standards* to provides site planning, development, and operating standards for certain land use where allowed by Land Uses and for activities that require special standards to ensure their compatibility with site features and existing uses.

The sub-section *6.2.5.4 Mixed Use Commercial/ Residential* provides specific standards and requirements for this type of development project.

A. Purpose

Mixed use with a non-residential and residential component is encouraged in order to provide a balance of commercial and residential uses, reduce traffic congestion, and provide a stronger economy in commercial areas. In order to accomplish these goals, while also ensuring adequate commercial space and neighborhood compatibility, this Section provides standards and requirements for mixed-use commercial/residential projects.

B. Applicability

This section applies to mixed-use development that combines a non-residential and residential use on the same site or within the same building (mixed use commercial/residential) in any Zone where nonresidential is the primary use and residential uses are allowed only as a secondary use. Mixed-use with two or more non-residential components, e.g. office and retail (mixed-use commercial) or where residential is the primary use and commercial is the secondary use (mixed-use residential/commercial), are exempt from the standards in this Section.

C. General Standards

1. In the DMU zone, residential uses may be allowed on the ground floor of a mixed use building or site (horizontal mixed-use), only if also located above the ground floor non-residential use (vertical-mixed use) and only if located behind a street-fronting nonresidential use.
2. In the BC and CMU-C zones, residential uses may be allowed on the ground floor of a mixed-use building or site (horizontal mixed use), only if located behind a street-fronting non-residential use. A vertical-mixed use component is allowed, but is not required.
3. Residential uses are not required to be part of a mixed-use project.
4. If any one of the uses of the mixed-use development requires a MUP, CUP, or SDR, then the project in its entirety shall be subject to the same permit requirements.
5. Only uses allowed as a single use within the Zone shall be allowed as part of a mixed use project.
6. When determining the density/intensity of the site, the non-residential floor area ratio (FAR) shall be calculated independently of the residential density.

D. Required findings

The review authority, when making a decision on a mixed-use project, shall first make all of the following findings:

1. The mixed-use project is consistent with the intent of the applicable zone.
2. The mixed-use project is designed so that the non-residential component is the primary use of the property. For purposes of this section, and to satisfy the requirements of the Specific Plan, primary use means a non-residential use that is prominently located on the ground floor of the mixed-use building(s), is along a primary street frontage, and is a visual focal point of the development, or provides a major service or amenity to the community. A primary use may also include discrete outdoor dining areas that are adjacent to, and clearly associated with, a leasable interior non-residential space.
3. Any residential component of a mixed use project is designed to be a secondary use of the property. For purposes of this section, secondary use means a residential use that is located above or behind a ground floor nonresidential use, when the ground floor nonresidential use qualifies as a primary use as defined in #2 above, is part of a vertical mixed use project, and

fronts on a major arterial street.

4. For mixed-use projects on sites greater than 10,000 square feet, the non-residential portion of the project contains a minimum of 25 percent of the lot area (e.g. for a 10,000 s.f. lot the non-residential portion of the project must be at least 2,500 s.f. of the project). Nonresidential portions of the project may include floor area devoted to non-residential uses (retail, restaurants, personal services, offices, etc.), and discrete outdoor dining areas that are adjacent to, and clearly associated with, a leasable interior non-residential space.
5. The 25% standard contained in #4 above may be reduced upon approval of the Planning Commission if all of the following additional findings can be made:
    a. The project is in furtherance of the goals in Section 1.4 of this Plan,
    b. The project meets the intent and criteria for mixed-use development in the Eden Area General Plan,
    c. The project contains amenities related to the non-residential portions of the project that further the intent of this Plan, and
    d. The project is a catalyst for additional investment and development within the Plan Area. Factors used to determine catalyst status include, but are not limited to, housing type, uses that can result in further economic development, high quality site planning and architectural design, and projects that are sizeable and prominent such that they can improve the quality of the immediate and surrounding built environment.

E. Building and Site Design Objectives

A mixed-use development shall be designed to achieve the following objectives:

1. The design shall provide for internal compatibility between the residential and non-residential uses on the site.
2. Potential glare, noise, odors, traffic and other potential nuisance conditions for residents shall be minimized to allow a compatible mix of residential and nonresidential uses on the same site.
3. The design shall take into consideration existing and potential future uses on adjacent properties and shall include specific design features to minimize potential impacts, with specific consideration provided to adjacent residential properties.
4. The design shall ensure that the residential units are of a residential character, and that appropriate privacy between residential units and other uses on the site, or neighboring sites, is provided.
5. Site planning and building design shall provide for convenient pedestrian access separate from access provided for nonresidential uses on the site.
6. Site planning and building design shall be compatible with and enhance the adjacent and surrounding residential neighborhood in terms of building design, color, exterior materials, landscaping, lighting, roof styles, scale, and signage.

F. Supplemental Development Standards for Mixed-Use Commercial/Residential Projects.

Mixed-Use Commercial/Residential Projects are subject to the following development standards in addition to the zone based standards provided in Table 6.2.3.

1. Maximum Building Length- Maximum building length shall be 150 feet
    a. Exceptions. Staff may approve building length greater than 150 feet if buildings are designed with several different setbacks (instead of a long flat wall), changes in roof form or height, and major recesses (notches) along the length of the building, which successfully break up the massing of the building. Parking podiums may be continuous.
2. Minimum Entrances. Minimum 1 entrance per 100 linear feet of building length.
3. Side Setback Adjacent to residential. Commercial development adjacent to residentially zoned property shall provide a minimum 10-foot landscaped side setback, excluding the portion of

the side property line that is within the front setback. The side property landscaped setback shall include tree planting, to provide a continuous shade canopy against the building wall when viewed from the residential property.

4. Open Space
   a. Minimum total usable open space: 1,000 sq. ft., or 50 sq. ft. per unit

The project conforms with the above mixed-use development standards as explained below:

Shopfront Building Frontage:

A Shopfront and Awning is a frontage wherein the main façade of the building is located 10 feet behind the property line to accommodate the existing Sanitary Sewer Easement. Partially recessed storefronts, such as recessed entrances, are common and allowed as long as façade meets minimum frontage requirement per zone. Shopfronts and Awnings are conventional for retail use, however, and may be allowed as entryways into mixed-use buildings with ground floor commercial uses. An awning is not required, but is encouraged. The building entrance shall be at the sidewalk grade and provide direct access to a non-residential ground floor use, or lobby of a mixed-use building. The proposal meets the Shopfront building frontage regulations by providing 10' storefront setback for outdoor retail and eating area.

Floor Area Ratio:

The *Ashland and Cherryland Business District Specific Plan* states that when determining density/intensity of the site, the non-residential floor area ratio (FAR) shall be calculated independently of the residential density. The maximum allowable FAR for the non-residential component of the project is 1.0. The maximum Lot Coverage is 90% of the parcel. The proposal meets the FAR and Lot Coverage regulations because for mixed-use projects on sites greater than 10,000 square feet, the non-residential portion of the project contains a minimum of 25 percent of the lot area (7,594.5 sq.ft for a 29,958 sq.ft. is 25.4%). The proposed commercial FAR of 0.25 is below the 1.0 maximum allowed by the General Plan and below the 2.5 maximum allowed by the specific plan. The total building FAR is 1.14 (34,289 sq.ft. building on a 29,958 sq.ft. lot) and has the lot coverage of 7,063 sq.ft. (24%).

Parking:

The *Ashland and Cherryland Business District Specific Plan* the requires one space per residential unit and no spaces per residential unit for guest parking. Bicycle parking is encouraged, and bonus parking requirements are given for projects located in proximity to public transit, per Section 6.4.1.2 General Parking Standards. The proposal meets the parking regulations because the project has 38 on-site parking spaces, at one parking space per unit more than the 36-minimum requirement for residential uses. This requirement may be reduced (not less than one space, and up to 10 percent) when the located within a quarter mile of frequent transit service. The AC Transit Bus Line 10 runs along East 14th Street between Hayward BART, Bay Fair BART, and San Leandro BART, every 17 minutes, during commute peak hours and during non-peak hours; and on weekends and holidays every 20 minutes. This line qualifies as a frequent transit service. Therefore, the amount of on-site parking required is reduced by 10 %. On-street parking is available to the general public along the frontage of this proposed development.

The proposed amount of indoor leasable floor area is 5,036 sq. ft. Therefore, no on-site parking is required for the commercial component. Also, bicycle parking shall be provided, required at a minimum of 18 on-site spaces.

Useable Open Space:

The *Ashland and Cherryland Business District Specific Plan* requires total of 1,000 sf or 50 sf/unit useable open space (1,800 sq.ft. for the 36 units). All residential units are provided with at least 75 sq.ft. of private open space, for a total of 3,227 sq. ft. of useable open space. The proposal meets the open space regulations.

Landscaping:

Small and medium-size landscaping areas are proposed based on the landscaping plans. This includes along the rear parking area, and at storefront of commercial units. The Landscape plans is designed by a registered Landscape Architect. The landscaping appears to be pleasing to the eye based on the plans submitted for the project, and meets California Water Efficiency Landscape Ordinance regulations regarding water use.

> THE MAXIMUM APPLIED WATER ALLOWANCE (MAWA) IN GALLONS PER YEAR FOR LANDSCAPE AREAS SHOWN IS BASED ON THE FOLLOWING FORMULA:
>
> MAWA = (Eto) (GC) (ETAF x LA) + SLA
>
> MAWA = 41.80" x 0.62 x 0.45 x 4,050 + 0 = 47,232 gallons/year
>
> Eto = MAX. ANNUAL EVAPOTRANSPIRATION (PER CITY OF SAN LEANDRO ETo RATING).
>
> ETAF = (EVAPOTRANSPIRATION FACTOR, ADJUSTS WATER NEED BASED ON PLANT FACTOR AND IRRIGATION EFFICIENCY
>
> LA = TOTAL LANDSCAPE AREA PER PLAN
>
> SLA = SPECIAL LANDSCAPE AREA (NONE ON THIS SITE)
>
> GC = CONVERSION FACTOR (TO GALLONS)

Setbacks:

The proposal meets the Shopfront and Awning Frontage requirements, as well as the minimum required rear yard of 15 feet by providing a 241-foot rear yard setback. The side yard setbacks are proposed at zero feet, as permitted by the ACBD when located adjacent to other DMU mixed-use commercial zoning parcels.

SHOPFRINT AND AWNING

Standard	Measurement
Building front setback	0 feet max
Width of shopfront opening	8 feet min
Height of shopfront opening	12 feet min
Depth of recessed entry	5 feet max
Width of recessed entry	10% of building facade max
Transparency - ground floor	70 % min
Transparency - upper floors	30% min
Awning encroachment into public right-of-way with valid encroachment permit	3 feet max
Clearance sidewalk to awning	8 feet min

Domestic Facilities:

All units will have a washer and dryer in the unit. There are dumpsters for garbage and recycling located in the trash and recycle enclosure with sewer drain inlet located just behind the building for all units to share; and will be collected weekly by the Waste Management. Bicycle parking are proposed be located between the building and the rear parking area.

SUMMARY

The proposed project meets the *Eden Area General Plan* and the *Ashland Cherryland Business District Specific Plan* designation. Staff recommends that the Eden Area Municipal Advisory Council recommend approval to the Planning Director of the Site Development Review, PLN2021-00156, which would allow construction of a five-story, 61-ft., 4-in. tall to the roof (70-ft., 4-in. tall to the top of the stairwell penthouse), 36 rental unit mixed-use commercial and residential building, with 7,594.5 sq. ft. of ground level conditioned and non-conditioned commercial and utility floor area, and outdoor spaces, and 38 on-site parking spaces, based on drawings marked "Exhibit A" on file with the Alameda County Planning Department. If the Eden MAC determines that the development is appropriate, the enclosed conditions of approval should be considered.

Attachments

- Conditions of Approval
- Referrals
- Graphics

PREPARED BY: Rodrigo Orduña Assistant Deputy Director

CONDITIONS OF APPROVAL, PLN2021-00156 SITE DEVELOPMENT REVIEW

THIS SITE SHALL BE DEVELOPED AND MAINTAINED IN CONFORMANCE WITH THE DESIGN, STATEMENTS, AND CONDITIONS INDICATED HEREON. NO STRUCTURES OR OTHER USES THAN THOSE INDICATED ARE PERMITTED.

ANY DESIGN MODIFICATIONS REQUESTED BY ANY PARTY, EITHER PRIOR TO THE ISSUANCE OF A BUILDING PERMIT OR DURING CONSTRUCTION, SHALL BE SUBJECT TO APPROVAL BY THE PLANNING DIRECTOR

Approval of the Site Development Review is subject to plans marked "Exhibit A", PLN2021-00156, dated on August 10, 2022 on file with the Alameda County Planning Department and the following conditions:

GENERAL CONDITIONS

1. This permit authorizes the construction of a five-story, 61-ft., 4-in. tall to the roof (70-ft., 4-in. tall to the top of the stairwell penthouse), 36 rental unit mixed-use commercial and residential building, with 7,594.5 sq. ft. of ground level conditioned and non-conditioned commercial and utility floor area, and outdoor spaces, and 38 on-site parking spaces, located at 15910 & 15950 E 14th St., east side, 116 feet south of 159th Ave., Ashland area of unincorporated Alameda County; Assessor's Parcel Numbers: 080-0057-016-02 and 080-0086-003-00.

2. A Building Permit shall be secured for building improvements hereon indicated and construction shall commence within three years of approval of Site Development Review, PLN2021-00156 or said approval shall be void.

3. The site shall provide and maintain 38 on-site vehicle parking spaces (of which one is electric vehicle, plus two of which are ADA accessible) as shown on Exhibit A.

4. Building Exterior Materials and Colors shall be in substantial conformance with those as shown on Exhibit A, "Materials Board" dated May 17, 2022. If the building exterior materials or colors change at any time a Building Materials and Color Plan shall be submitted for review and approval by the Planning Director.

5. Exterior building elevations shall be in substantial conformance with those shown on "Exhibit A", dated August 10, 2022.

6. The property shall maintain a minimum of 1,000 square feet or 50 square feet per dwelling unit of useable open space at all times.

7. Prior to Issuance of Grading or Building Permits, a Lot Line Adjustment shall be recorded with the Alameda County Recorder's Office, to combine the two existing parcels with Assessor's Parcel Numbers: 080-0057-016-02 and 080-0086-003-00 into one parcel. The combined parcels will result in a single 29,958 square foot parcel. Said recordation shall be presented for review and approval by the Planning Director prior to Grading or Building Permits.

8. Prior to issuance of a Building Permit, a Final Landscape Plan shall be submitted for review and approval by the Planning Director.

9. Per the approved Final Landscaping Plan, all landscaped areas shall be properly maintained,

including irrigation systems, at all times.

10. All utility distribution facilities within the land division shall be placed underground. Utility meters shall be screened from public view by landscaping or low fencing.

11. A letter from the East Bay Municipal Utility District stating that is has agreed to provide water to each lot in the land division shall be submitted to the Director of Public Works.

12. Sanitary sewers are to be provided to service each lot and are to be connected to the Oro Loma Sanitary District system of sewers and installed at the expense of the land divider in accordance with the requirements of said District and the approval stating that is has agreed to provide a connection to its sanitary sewer system for each lot in the land division shall be submitted to the Director of Public works.

13. The project is required to provide low impact development treatment and shall meet C.3 Stormwater treatment measures as reviewed and approved by the Public Works Agency, Land Development Division.

14. It is the responsibility of the applicant to comply with Federal, State and local water quality standards and regulations. In order for the County and the applicant to comply with Alameda County's National Pollution Discharge Elimination System (NPDES) Municipal Storm Water Permit issued by San Francisco Bay Regional Water Quality Control Board, water quality protection must be implemented both by during construction and after construction. Permanent measure to protect water quality will reduce pollution that is commonly produced from the creation of new impervious surfaces such as rooftops, parking lots and roads. The applicant shall provide measures to prevent discharge of contaminated materials into public drainage facilities both during construction and post-construction periods. The primary references for providing stormwater treatment is the "C.3 Technical Guidance Manual". This and other resources are available at no cost electronically at the ACCWP website, www.clearwaterprogram.org.

15. The project shall meet and maintain the requirements of California Model Water Efficient Landscape Ordinance (WELO) and the Bay Friendly Guidelines, and shall meet the drought resistant requirements of Alameda County.

16. Prior to occupancy, the applicant shall have approved by the Planning Director a CA-WELO compliant Final Landscaping Plan with integrated Bay-Friendly landscape principles, prepared by a California licensed landscape architect. At minimum, such a plan shall address the following Bay-Friendly Guidelines:

    A. Chosen plants will match the microclimate and soil conditions, growing to their natural size in the space allotted them, thus avoiding shearing.
    B. The plan will use non-invasive plant species. Invasive plant species listed by Cal-IPC as invasive in the SF Bay Area will not be used.
    C. The plan will apply Integrated Pest Management, Water Conservation, and Energy Conservation Techniques as outlined by Bay-Friendly Guidelines,
    D. The plan will create and protect wildlife habitat, where practicable as outlined by the Bay-Friendly Guidelines.
    E. Any work shall be completed by a Bay-Friendly Qualified Landscape Professional or a Professional Landscaper.

17. The Permittee shall comply with all Federal, State and Local Laws, Regulations and Alameda

County Ordinances.

18. During construction, the applicant, owner, or successor shall keep the subject site secure against illegal trespassing with fencing to the satisfaction of the Planning Director.

19. During demolition, grading, and construction, any demolition and/or construction shall meet the Construction and Demolition Debris Management Program per General Ordinance Code 15.08.

Park Dedication Fee:

20. The property owner, permittee, or its successor, shall pay a Park Dedication fee in the amount of $10,200.00 for each new residential unit prior to release of utilities for the first unit.

21. Prior to demolition of any building on-site, and prior to the issuance of any grading or Building Permits, the applicant shall obtain a Demolition Permit and shall, as required by the Planning Director, obtain a Historical Assessment Report, for any proposed demolition of any existing building over 50 years old.

22. The permittee shall meet the requirements of the following agencies, as may be amended by the Fire Marshal or the Public Works Director:

    A. Alameda County Fire Department, letter dated July 27, 2022.
    B. Alameda County Public Works Agency, Building Inspection Department, letter dated November 10, 2021.
    C. Alameda County Public Works Agency, Land Development, Memorandum dated October 29, 2021.

Maintenance:

23. All areas of the property shall be properly maintained at all times, and shall remain free of debris, litter, graffiti or anything contributing to blight. Dead landscaping, vegetation, and trees shall be removed from the property within 60 days, and all landscaping, vegetation and plantings shall be maintained at all times.

24. The entire premises, including driveways, parking areas, accessory structures and landscaping shall be maintained by the property owner in a functional and attractive manner to the standards of the Neighborhood Preservation Ordinance, Title 6, Chapter 6.65 Unincorporated Alameda County Real Property Nuisances.

25. Any and all lighting for landscaping, driveways, security, outdoor accessory structures, and proposed structures shall be designed, installed, and operated so as not to radiate or emit glare towards the neighboring residences. Lighting shall be oriented internally toward the site. The illumination intensity of lighting shall be sufficient only for the intended purpose and neither excessive nor unnecessary.

Indemnification:

26. The property owner shall defend, indemnify, and hold harmless Alameda County and its agents, officers, and employees from any claim, action, or proceeding against Alameda County and its, agents, officers or employees to attack, set aside, void, or annul Site Development Review, PLN-2020-00177, the findings of the CEQA determination, or any combination thereof. Such

indemnification shall include, but not be limited to, an award of costs and attorney's fees incurred by Alameda County in its defense. The County shall promptly notify applicant of any such challenge.

Minor Modifications:

27. Minor Modifications of this Site Development Review approval may be authorized by the Planning Director upon the receipt of a request from the applicant in writing for such modifications accompanied by drawings sufficient to show the proposed changes. More substantial changes shall require a new Site Development Review.

ACCESS/STREET IMPROVEMENTS

28. Site access and roadway improvements shall be subject to Planning Director, Director of Public Works, and Alameda County Fire Department review and approval, as shown on Exhibit B dated August 2, 2021 on file with the Alameda County Planning Department. Said improvements shall be guaranteed by a cash deposit or an instrument of credit (bond) at the option of the Director of Public Works including the proportionate share of the street improvements or otherwise determined by the Director of Public Works.

29. An Encroachment Permit shall be secured from the Director of Public Works for any work done within the public right-of-way.

30. Any right-of-way dedication, road improvements, and any necessary relocation of utility facilities shall be at no cost to the County.

31. Any relocation of improvements or public facilities shall be accomplished at no expense to the County.

SITE IMPROVEMENTS

32. Design and improvement of the land division shall comply with recommendations and requirements of the Public Works Agency, as amended by Exhibit B and these conditions.

    a. It is the responsibility of the applicant to comply with Federal, State, and local water quality standards and regulations. In order for the County and the Applicant to comply with the Alameda Countywide Clean Water Program's (ACCWP) National Pollutant Discharge Elimination System (NPDES) Municipal Storm Water Permit issued by the San Francisco Bay Regional Water Quality Control Board, water quality protection must be implemented both during construction and after construction. Permanent measures to protect water quality will reduce pollution that is commonly produced from the creation of new impervious surfaces such as roads and roof tops. The applicant shall provide measures to prevent discharge of contaminated materials into public drainage facilities both during construction and post-construction periods. Refer to the following resources: the "Alameda Countywide Clean Water Program's Preamble to the State BMP Handbooks," the "2003 California BMP Handbooks for New Development and Redevelopment," "Start at the Source" and "Using Site Design Techniques to Meet Water Quality Standards for New Development" for additional guidance. All these references are available at www.cleanwaterprogram.com.

    b. The developer shall provide the Alameda Countywide Clean Water Program brochure entitled "The Bay Begins at Your Front Door," available to initial property buyers/occupants

at the time of property sales/move-in. The applicant may contact the Alameda Countywide Clean Water Program at 510-670-5543 for information on obtaining the above-mentioned literature.

33. Any grading on this site shall conform to the applicable portions of the Alameda County Grading Ordinance, Ordinance No. 82-17. See Grading Section comments in the November 4, 2021.

DRAINAGE IMPROVEMENTS

34. All pavements shall have a minimum 0.5% slope.

35. Existing on-site and driveway drainage must be picked up on site and directed to the nearest storm drain system, as shown on Exhibit "A". Any necessary improvements shall meet with the approval of the Director of Public Works.

36. The storm drain facilities shall be designed to comply with the Alameda Countywide Clean Water Program including the established provision C.3. Any natural or mechanical storm drain filtration and treatment systems shall be designed as part of the private storm drain systems.

37. The on-site storm drains and storm water treatment systems shall be owned and maintained by the owners collectively.

UTILITIES

38. Electrical and natural gas lines shall be maintained to serve each proposed lot and shall be connected to the Pacific Gas and Electric Company. A letter from the Pacific Gas and Electric Company stating that electrical service is available for each lot in the land division shall be submitted to the Director of Public Works.

39. The East Bay Municipal Utility District (EBMUB) water supply system shall be maintained by providing to water service for each lot in the land division at the expense of the land divider in accordance with the requirements of said district. A letter from the EBMUD stating that water service is available for each lot in the land division shall be submitted to the Director of Public Works.

40. Sanitary sewer service shall be maintained to each lot by the Oro Loma Sanitary District.

41. All lots shall be served with underground utilities for electrical, gas and telecommunication services, public sewer collection, public water supply and drainage collection and discharge to an existing public drainage system.

42. Road access and fire protection improvements shall be installed if required and maintained by the project proponent in accordance with the requirements of the Alameda County Fire Department. A letter from the Alameda County Fire Department stating that it has approved the design and improvement guarantees shall be submitted to the Director of Public Works.

--- End of Conditions of Approval ---

Alameda County Fire Department

Fire Prevention Bureau

Plan Review Comments

6363 Clark Ave, Dublin California 94568 Phone (925) 833-3473 Fax (925) 875-9387

Alameda County
Community Development Agency
Planning Department
224 West Winton Ave., Room 111
Hayward, California 94544

To	Rodrigo Orduna	**PLN #**	2021-00156		
Address	15950 E 14th Street				
Job Description	New mixed Use Residential Building				
Reviewed By	Rian Evitt-Deputy Fire Marshal	**Date:**	**7/27/2022**	**Review #**	**3**

APPLICATION NOT COMPLETE FOR FIRE REQUIREMENTS – WITH CUSTOMER FOR RESPONSE

Fire Staff does not recommend that discretionary approval be given until the following issues are addressed and Fire Conditions are issued.

Re-submittal Required. A re-submittal is required for this project. Submit the revised plan along with a copy of any necessary reference materials, cut-sheets, listing sheets and calculations. Include a written itemized response to each comment and where in the re-submittal the specific change or information requested can be found.

Errors & Omissions. The purpose of code enforcement is to provide a means to help ensure projects are built to the codes, regulations and standards applicable to the project. Two methods are used towards this goal. First, is the review of the plans, second, are field inspections associated with the work. Between these two methods, it is hoped that all code deficiencies are discovered and corrected.

It is important to note that approval of the plan does not constitute permission to deviate from any code requirement and shall not be construed to be a permit for, or an approval of, any violation of the applicable statue, regulation, code or standard. Approval of a plan or permit presuming to give authority to violate or cancel the provision of any applicable statue, regulation, code or standard shall not be valid.

Alternate Means. Any alternate means or equivalences shall be submitted in writing explaining the code provision that will be deviated from, the justification for such deviation, and an explanation on how this deviation meets the intent of the code and the equivalent level of safety intended by the code. This letter and supporting documents must be reviewed and approved for the deviation to be considered acceptable.

ACFD is committed to assisting the applicant with getting conditions of approval for this project issued. Responses to the items noted below are needed before ACFD can condition the project. The on

Items to be addressed with required re-submittal

1. ~~**Structure appears to meet the classification of a high-rise building, since the structure exceeds 75 feet in height. Please reduce the height of the building to 75 feet or below at finished construction.**~~

2. **Structure appears to be located on two different parcels. Please provide additional information on a parcel merge. 7/14/22 PLEASE ADDRESS 7/27/2022 Please provide documentation that the lot merge has been approved.**

3. **Provide information on fire hydrant location as well as the flow as it must comply with the current California Fire Code appendix B and C. 7/14/22 PLEASE ADDRESS 7/27/2022 Please address.**

4. **Provide construction information on required separation. 7/14/22 PLEASE ADDRESS 7/27/2022 Please address.**

5. **This structure will need to be protected with a NFPA 13 fire sprinkler system. 7/14/22 PLEASE ADDRESS 7/27/2022 This should be listed as a deferred submittal on the plans.**

6. **This structure will need to have a fire alarm installed. 7/14/22 PLEASE ADDRESS 7/27/2022 This should be listed as a deferred submittal on the plans.**

7. **2A:10BC fire extinguishers will be required. These shall be placed at intervals of every 7 feet of travel. 7/14/22 PLEASE ADDRESS 7/27/2022 Please address.**

8. **The fire access located in the rear of the property needs to mee the requirements of the current California Fire Code chapter 5 section 503 an appendix D. 7/14/22 PLEASE ADDRESS 7/27/2022 Please address.**

9. ~~**The fire department access located at the rear of the of the property will need to be posted with end of fire department access; otherwise, an approved fire department turn around will need to be provided.**~~

10. **An Emergency responder radio enhancement system shall be installed in the structure. 7/14/22 PLEASE ADDRESS 7/27/2022 This should be listed as a deferred submittal on the plans.**

11. **A standpipe system will need to be installed in the structure in accordance with the current California Fire Code. 7/14/22 PLEASE ADDRESS 7/27/2022 This should be listed as a deferred submittal on the plans.**

12. **7/27/2022 Solar install will require a separate permit and will be reviewed at that time. This should be listed as a deferred submittal on the plans.**

Must comply with al current codes, standards, and ordinances at time of submittal.

Orduna, Rodrigo, CDA

From: Cho, Andy Hyun-Jae
Sent: Friday, July 8, 2022 3:58 PM
To: Orduna, Rodrigo, CDA
Subject: RE: Second Referral for PLN2021-00156 -- application to allow construction of a mixed-use five-story building
Attachments: RE: Referral for PLN2021-00156 -- application to allow construction of a mixed-use seven-story building with retail / office on the first and mezzanine levels plus five levels of residential rental units (thirty units total)

Hi Rodrigo,

Grading Division does not have any additional comment on this second referral. The comment made on 11/4/2021 for the first referral, copy attached, is still considered valid.

Thank you,

Public Works Agency

Andy Cho, P.E.,
Assistant Engineer
Construction & Development Services Departmen
399 Elmhurst Street, Room 141, Hayward, CA 94
Phone 510.670.6451. Fax 510.670.5787. email:

From: Orduna, Rodrigo, CDA <rodrigo.orduna@acgov.org>
Sent: Wednesday, June 29, 2022 1:34 PM
To: Orduna, Rodrigo, CDA <rodrigo.orduna@acgov.org>
Subject: Second Referral for PLN2021-00156 -- application to allow construction of a mixed-use five-story building

Greetings, folks.

This is the second referral to you for your information and recommendation on the following application. It has been reduced in height and number of stories, and has increased in number of rental dwelling units and parking spaces:

> **PLN2021-00156 / ROBERT BRECHT & DOMUM DESIGN, SITE DEVELOPMENT REVIEW and CONDITIONAL USE PERMIT,** application to allow construction of a mixed-use **five-story building** with retail / office and **residential on the first and mezzanine levels plus four levels of residential** rental units (**36 units** total that are studio through two-bedrooms), with a height of **69-feet 8 inches tall**, and **38 proposed on-site parking spaces**, on two parcels located at 15910 and 15950 East 14th Street, Ashland area of unincorporated Alameda County, and in the *Ashland and Cherryland Business Districts Specific Plan*, "District Mixed-Use (DMU)" zoning, and in the *Eden Area General Plan*, land use designation of "General Commercial with High-Density Residential allowed as a secondary use".
>
> County Assessor's Parcel Numbers (APN): 080-0086-003-00 and 080-0057-016-02.
>
> This project is being considered for Exemption from impacts to the environment per the California Environmental Quality Act, California Public Resources Code Statutory Exemption Section 21159.25, for certain infill multifamily housing developments in urbanized, unincorporated County areas.

Receipt of your comments regarding this project by the indicated due date will enable the consideration of your comments in the analysis of the proposal, and inclusion of relevant information in the preparation of a written staff report.

If you have any questions, please contact me at 510-670-5400, or at the email below.

Sincerely,

Rodrigo

Rodrigo Orduña, *AICP*
Assistant Planning Director
Alameda County Planning Department
Community Development Agency

rodrigo.orduna@acgov.org
telephone 510-670-6503

224 West Winton Avenue, Suite 111
Hayward, CA 94544
http://www.acgov.org/cda

General Plan and Zoning Information is now available via the Public Access Map (PAM)

*****The Planning Dept is working normal business hours and remotely in compliance with the Shelter in Place Order issued by the County Public Health Officer*****

Alameda County
Department of
Environmental Health
1131 Harbor Bay Parkway, Alameda, CA 94502 - (510) 567-6700

Ronald Browder, Director of Environmental Health
Phone: (510) 567-6700 Fax: (510) 337-9135

July 8, 2022

Rodrigo Orduna
Alameda County Community Development Agency
Development Planning Division
224 West Winton Avenue, Room 111
Hayward, CA 94544
Rodrigo.Orduna@acgov.org

SUBJECT: DEH Comments on the **Second Referral** for Case No. PLN2021-00156
15910-15950 E. 14th Street, San Leandro, CA 94578
Assessor's Parcel Number: 080-0057-016-2, 080-0086-003

Dear Mr. Orduna,

Alameda County Department of Environmental Health (DEH) is the Local Enforcement Agency (LEA) for the California Department of Public Health (CDPH) with the authority to enforce the requirements of the California Retail Food Code (CalCode) in Alameda County.

Based on the forwarded application package, the applicant is proposing development of a new mixed-use family and retail development on two land parcels located at 15910-15950 E. 14th Street, San Leandro within the Ashland and Cherryland Business District Specific Plan and DMU zone. The proposed development includes approximately 5,017 square feet of commercial retail spaces indicating shells will be built out for future tenant improvements. Proposed uses in these retail spaces were not included in the forwarded information and indicate it will be what is allowed in the DMU/DC zone, which may potentially include commercial food facilities.

Pursuant to the California Retail Food Code, Section 114380(a):

> *A person proposing to build or remodel a food facility shall submit complete, easily readable plans drawn to scale, and specifications to the enforcement agency for review, and shall receive plan approval before starting any new construction or remodeling of any facility for use as a retail food facility.*

Prior to future tenant improvements of a commercial food facility, applicant is required to submit construction plans to DEH for review and approval that demonstrates compliance with the California Retail Food Code. Additional information on requirements can be found on the Alameda County Department of Environmental Health website at www.deh.acgov.org.

Please feel free to contact Ho Kwan at (510) 567-6751 or by email at Ho.Kwan@acgov.org should you have any questions.

Sincerely,

Jane Auyeung

Jane Auyeung
Supervising Registered Environmental Health Specialist
Alameda County Department of Environmental Health

cc: Robert Brecht, Land Owner
Tracy Thoummaket, Domum Design
Ho Kwan and Yvonne Mieu, Alameda County Dept. of Env. Health

MEMORANDUM

DATE: **October 29, 2021**

TO: **Rodrigo Orduna, Development Planning Division**

FROM: **Fernando Gonzales, Development Services**

SUBJECT: **PLN2021-00156, SDR and CUP - 15910 and 15950 E. 14th Street**

Land Development Department have completed the initial review of the transmitted October 6, 2021 dated project referral letter and attached plan drawings exhibits regarding the above project application to allow construction of a mixed-use seven-story building with retail/office in the first and mezzanine levels plus five levels of residential rental units on two parcels located at 15910 and 15950 East 14th Street, Ashland area of unincorporated Alameda County, bearing County Assessor's designation: APN's: 080-0086-003-00 and 080-0057-016-02.

Should this application received favorable consideration by the Planning Department, the following preliminary comments and recommendations are hereby provided to assist in establishing the conditions of approval:

1. The development of the site is not to augment storm runoff to the existing Flood Control District's Zone 2, Line A8-1 storm drain facility, an underground arch corrugated metal pipe located along 159th Avenue northerly of the project site. If the site will generate a post-construction flow that will be higher than the flow that was not accounted for in the original design of the District's facility, mitigation measures with adequate outlet and/or metering works will need to be included and implemented by the Applicant in the design of the on-site storm drainage facility.

2. Design of the "flow-through planter" which is being proposed for the project should be in compliance with the latest C.3 Storm Water Technical Guidance.

3. Caltrans have jurisdiction of East 14th Street. Any proposed improvements within East 14th Street road right-of-way will have to be reviewed and acceptable to both Caltrans and ACPWA.

4. County design requirements control access points to a County road. Improvement plans shall conform to the County's concerns with regard to tie-in, angle of approach, steepness, and sight distance for any driveway connection to the road. Design the driveway entrances to intersect the road right-of-way at a perpendicular angle. A minimum length of 20 feet behind the curb face must be relatively flat (6 percent maximum) to ensure safe access to the road. Also, there should be no parking spaces within this 20-foot area.

5. The Applicant shall comply with the codes, standards and rules of the Alameda County Fire Department. The Fire Department shall review and approve all improvement plans, road access plans and building plans prior to the tract map recordation.

6. All roadway and storm drain facilities are to conform to Alameda County's Subdivision Design Guidelines and Hydrology and Hydraulics Criteria Summary. All work must be in compliance with Alameda County ordinances, guidelines, and permit requirements.

7. No grading shall be permitted until a grading plan and a Storm Water Quality Control Plan, including erosion and sedimentation control, that addresses both construction and post-construction storm water quality included in the project improvement plans have been reviewed and approved by the County and a grading permit is obtained from Public Works Agency in accordance with the provisions of the Alameda County Grading Ordinance.

8. No grading work would be allowed during the rainy season, from October 1 to April 30, except upon a clear demonstration, to the satisfaction of the director of the public works, that at no stage of the work will there be any substantial risk of increased sediment discharge from the site.

9. Applicant shall establish a Homeowners' Association (HOA) and record CC&Rs containing specific language which defines private ownership and financial responsibility of the proposed private driveway, common improvements and stormwater treatment facilities. The CC&Rs shall clearly specify an acceptable funding mechanism for all on-site common improvements.

10. It is important to provide sufficient lighting on-site. Streetlights on private streets shall be privately owned and maintained. Ownership, maintenance, and responsible party for payment of the streetlight energy bills shall be clarified in appropriate formal documents such as HOA and CC&Rs.

11. The private access way will need traffic safety signs in accordance with Alameda County standards, including the private street name, stop, and parking restriction signs.

12. On-street parking along 159th Avenue is public parking and cannot be designated as visitor parking for the proposed development of use.

13. Parking spaces sizes shall conform to the County minimum of 9' x 18' for compact vehicles, 9' x 20' for standard vehicles, and 14' x 20' for handicapped parking.

14. All paved slopes should have a minimum 0.5 percent grade.

15. No sheet flow of drainage shall flow over the sidewalk area. Collect all drainage on the property and discharge to the road gutter using the County's Standard Sidewalk Drain SD-527 or to the storm drain culvert in the roadway.

Please let me know at once if you should have any questions.

Thank you.

ORO LOMA SANITARY DISTRICT

BOARD OF DIRECTORS
Rita Duncan, President
Fred Simon, Vice-President
Shelia Young, Secretary
Benny Lee, Director
Paul Stelzmann, Director

GENERAL MANAGER
Jason Warner

November 10, 2021

Rodrigo Orduña
Alameda County Planning Department
224 West Winton Avenue, Room 111
Hayward, CA 94544

via: Rodrigo.orduna@acgov.org

SUBJECT: Record PLN2021-001156 – Site Development Review and Conditional Use Permit
APN: 080-0086-003-00 and 080-0057-016-02
LOCATION: 15910 and 15950 E 14th Street, San Leandro

While it is the District's intention to serve the subject development which is within the Oro Loma Sanitary District sphere of influence for sanitary sewer, a firm commitment to serve this development is subject to the following requirements:

a) The applicant shall submit a complete sanitary sewer plan prepared by a Registered Civil Engineer for all on-site and off-site improvements for the review and approval of the District. All sanitary sewer improvements shall be designed and constructed in accordance with the District's Design Standards, Specifications and Standard Plans, unless otherwise specifically approved by the District. Sanitary sewer improvements shall include, but are not limited to, sanitary sewer laterals for each parcel or building/residential dwelling, off-site sanitary sewer systems and associated structures necessary for a complete and acceptable sanitary sewer improvement project.
b) A separate District Permit shall be obtained prior to installation and connection of all on-site and off-site sanitary sewer lines to the District facility and compliance to the conditions set forth in the permit.
c) The applicant shall pay design review fees, permit fees, inspection fees, connection fees and any other fees charged by the District or other agencies for the review, approval, permitting, inspection and construction of the above listed public and private improvements.
d) If the design of any sanitary sewer systems requires encroachments onto neighboring properties, written agreements and Grant of Easements with that property owner shall be submitted for the review and approval of the District.
e) Any existing pipelines or structures that are to remain after development, if damaged during construction, shall be replaced to the satisfaction of the District.
f) All sanitary sewer lines that are to be maintained by the District shall be located within public right-of-ways; no public sewer shall be installed in private streets or easements. The Developer shall install manhole(s) at the point(s) of connection to public sewers to clearly demarcate maintenance responsibilities.
g) No private or public sewer lift station shall be constructed within the project boundary.
h) All of the sanitary sewer facilities constructed within the boundaries of the project shall be privately owned and maintained, unless otherwise noted on the approved improvement plans, up to and including the point of connection of the systems to an existing public facility.
i) Maintenance of the private sanitary sewers shall be included in the Homeowner Association Covenant, Conditions and Restrictions, and shall be submitted for the review and approval of the District.

j) No street paving for any streets shall be constructed unless and until any required sanitary sewer system installation of the sewer facilities in the subject streets has been completed.

k) The development consists of 30 residential units along with retail and office space. The Developer, at its cost and prior to the design review, shall provide capacity analysis of the affected sanitary sewer system and provide alternative solutions if capacity deficiencies exist. If upsizing of the system is required, the Developer shall construct the required improvements as part of the project improvements and prior to the onsite sewer work.

l) The District has a sewer easement at the back of walk on E 14th Street, which contains an 8-inch VCP sewer:
- The Developer shall protect the sewer during construction.
- Maintenance and replacement access to the sewer shall not be blocked by the development after construction is complete.

This is a general plan of development. All details of sanitary sewer design and construction are subject to the approval of the District.

If you have any questions, or need additional information, please call 510-276-4700.

Sincerely,

William Halsted, P.E.
Technical Services Manager

Cc:

Robert Brecht, owner: via Domum Design tracy@domum.design

Tracy Thoummaket, Domum Design: tracy@domum.design

Orduna, Rodrigo, CDA

From: Orduna, Rodrigo, CDA
Sent: Wednesday, November 10, 2021 10:56 AM
To: rodrigo.orduna@acgov.org
Subject: RE_15950 E 14th St - PLN 2019-00154 - NEW PLANNING APPLICATION response from BID

From BID Samuel Tan:

From: Tan, Samuel <Samuelt@acpwa.org>
Sent: Wednesday, November 10, 2021 10:54 AM
To: Orduna, Rodrigo, CDA <rodrigo.orduna@acgov.org>
Subject: Re: Referral for PLN2021-00156 -- application to allow construction of a mixed-use seven-story building with retail / office on the first and mezzanine levels plus five levels of residential rental units (thirty units total)

Rodrigo,

Building Inspection Division (BID) has no objection to proceed with this planning process. The work will require building permit. The work will be required to comply with the current California Building, Plumbing, Mechanical, Electrical, Energy, Green Building, Fire, disabled access, codes. All interior and outdoor public functional areas and general path of travel shall be made ADA accessible, such as parking, walkways, stairs, ramps, elevators, restrooms, and etc.

<u>General Conditions for the Building Permit Application</u>

- A California licensed architect or engineer shall be designated as the design professional in responsible charge for the project submittal.

<u>Special Project Conditions for the Building Permit Application</u>

- Building permit application shall include plans and details to demonstrate compliance with the CBC Chapter 11B Accessibility upgrades, structural and fire safety requirements.
- Trash enclosure shall be covered and comply with Alameda County clean water requirements AC 15.08.180.
- Show the general accessible path of travel to primary entrance of building.
- A site plan shall be required for onsite underground utilities, parking lot lighting, and accessible path of travel.
- Evaluate exiting requirements for the building.
- A site permit will be required for onsite stormwater system, trash enclosure and other accessory structures, underground utilities, parking lot lighting, and accessible path of travel.
- Mandatory solar installation required for building permit applications on new multi-family residential construction. Provide solar-ready plans.
- Geotechnical report and/or geological study required to evaluate seismic liquefaction hazard on site.
- Water-efficient landscape ordinance (WELO) Provide water budget calculations for irrigation of outdoor landscaped areas for new residential construction in compliance with 2019 Cal Green 4.304.

- New proposed structures shall comply with Alameda County Green Building Ordinance and Construction & Demolishing Debris Management program and California Green Building Code.
- Separate demolition permit will be required for the demolishing of existing commercial buildings. BAAQMD permit (J#) is required for demolition of existing structures. PCB screening may be required depending upon age and type of building construction.
- Provide a covered vehicle wash area that discharges to the sanitary sewer shall be required per Stormwater ordinance.
- Applying for new/change of addresses will be required at building permit process – proper address will be assigned according to the County address Ordinance managed by the Building Department.
- Separate site permit may be required for onsite retaining walls, trash enclosure parking lot lighting, fences, and accessible parking & routes.

Regards,

Samuel Tan, P.E.
Supervising Plans Checker

Building Inspection Department | Alameda County Public Works
Office: (510) 670-5557
samuelt@acpwa.org

From: Orduna, Rodrigo, CDA <rodrigo.orduna@acgov.org>
Sent: Thursday, November 4, 2021 1:26 PM
To: Orduna, Rodrigo, CDA <rodrigo.orduna@acgov.org>
Subject: FW: Referral for PLN2021-00156 -- application to allow construction of a mixed-use seven-story building with retail / office on the first and mezzanine levels plus five levels of residential rental units (thirty units total)

Greetings, folks.

Just checking in to see if there are any more comments from those of you who have not yet had a chance to submit them, on the below mixed-use development application (also attached referral letter), so that I can forward to the applicant.

Could you please let me know by the close of business tomorrow?

Regards,

Rodrigo

Rodrigo Orduña, *AICP*
Assistant Planning Director
Alameda County Planning Department
Community Development Agency

rodrigo.orduna@acgov.org
telephone 510-670-6503

224 West Winton Avenue, Suite 111
Hayward, CA 94544

THE LOFTS ON EAST 14TH

MIXED USE/ MULTI-FAMILY

15910 / 15950 E. 14TH ST
SAN LEANDRO, CA 94578

PROJECT DIRECTORY

OWNER:
ROBERT BRECHT
35 PRINCTON CT.
DANVILLE, CA 94526
PHONE: (510) 928-1661
CONTACT: Robert Brecht
EMAIL: rbrecht@comcast.net

ARCHITECT:
DOMUM
6532 LONETREE BLVD., SUITE 102
ROCKLIN, CA 95765
PHONE: (888) 352-2721
CONTACT: Tim Alatorre
EMAIL: tim@domum.design

LANDSCAPE ARCHITECT:
GREAT VALLEY DESIGN
1219 SPRUCE LN.
DAVIS, CA 95616
PHONE: (530) 231-58-90
CONTACT: Scott Volmer
EMAIL: svolmer@grtvalley.com

CIVIL ENGINEER:
TERRA FIRMA

PHONE: (925) 444-5449
CONTACT: Bob Milano
EMAIL: bob@terrafirma1995.com

PROJECT INFORMATION

PROJECT SUMMARY:

NEW MIXED USE DEVELOPMENT CONSISTING OF COMMERCIAL RETAIL AND 36 RESIDENTAIL UNITS ON THE 1-5TH LEVELS OF MULTI-FAMILY RESIDENTIAL APARTMENTS WITH STUDIOS, 1-2 BEDROOM OPTIONS. PROPOSED 38 PARKING SPACES INCLUDING ONE ELECTRICAL CHARGING SPACE, 1 ADA VAN PARKING SPACES, TRASH ENCLOSURE, AND 24 BICYLE PARKING. PROPOSED P.V. SOLAR ROOF SYSTEM & RADIANT FLOOR HEATING SYSTEM.

	EXISTING	PROPOSED
SITE AREA:	29958 SF	
OCCUPANCY:	BUSINESS (B)	BUS. (B), RES. (R-2)
CONSTRUCTION TYPE:	V-B	I-B
FIRE SPRINKLER:	NO	YES
NUMBER OF STORIES:	ONE (1)	FIVE (5)
BLDG. HEIGHT:	18' - 0"	69' - 8"

ZONING: DMU - DISTRICT MIXED USE
EXISTING ZONING DISTRICT- WEST: ACBD (ASHLAND CHEERRYLAND BUSINESS DISTRICT)

AREA SUMMARY

EXISTING BUILDING AREA

(E) COMMERCIAL		527 SF
VACANT		3,256 SF
TOTAL AREA		3,783 SF

PROPOSED BUILDING AREA

NAME	IDENTITY	AREA
HALL/STAIRS	HALL/STAIRS	704 SF
LEVEL 1	RESIDENTIAL	945 SF
RETAIL	COMMERCIAL	5,036 SF
DECK 1	DECK	178 SF
EXTERIOR COMM.	COMMERCIAL	2,381 SF
UTLY	COMMERCIAL	177 SF
UTLY/STRG	UTILITY	22 SF
		9,444 SF
HALL/STAIRS	HALL/STAIRS	432 SF
LEVEL 1.5	RESIDENTIAL	1,100 SF
DECK 1.5	DECK	150 SF
UTLY/STRG	UTILITY	55 SF
		1,737 SF
HALL/STAIRS	HALL/STAIRS	680 SF
LEVEL 2	RESIDENTIAL	5,638 SF
DECK 2	DECK	670 SF
UTLY/STRG	UTILITY	226 SF
		7,213 SF
LEVEL 3	RESIDENTIAL	5,638 SF
DECK 3	DECK	670 SF
HALL/STAIRS	HALL/STAIRS	680 SF
UTLY/STRG	UTILITY	226 SF
		7,214 SF
HALL/STAIRS	HALL/STAIRS	680 SF
LEVEL 4	RESIDENTIAL	5,638 SF
DECK 4	DECK	670 SF
UTLY/STRG	UTILITY	226 SF
		7,214 SF
HALL/STAIRS	HALL/STAIRS	680 SF
LEVEL 5	RESIDENTIAL	5,315 SF
DECK 5	DECK	902 SF
UTLY/STRG	UTILITY	192 SF
		7,089 SF
TOTAL AREA		39,911 SF

TOTAL COMMERCIAL USE: 7,594SF
COMMON SPACE USE: 3,855SF
RESIDENTIAL USE: 24,274SF
DECK USE: 3,241SF

GRAND TOTAL: 39,911SF
GRAND TOTAL FAR: 34,289SF
GRAND TOTAL LOT COV: 7,063SF

NON-RES/RES BUILDING TOTAL = 8,861SF/28,631SF = 30.9% NON RESIDENTIAL SPACE

DEVELOPMENT RATIO

TOTAL NEW CONDITIONED: 29,239 SF

F.A.R.
ALLOWABLE = 29,958 SF X 2.5 = 74,895 S.F. MAX. F.A.R
PROPOSED = 34,289 SF / 29,958 SF = 1.14 F.A.R

BUILDING COVERAGE
ALLOWABLE = 29,958 SF X .90 = 26,962.2 SF MAX. LOT COVERAGE
PROPOSED = 7,063SF / 29,958 SF = .24 LOT COVERAGE (24%)

ALLOWABLE COMM VS. NOT = 25% OF LOT AREA = 7,489.5SF
PROPOSED COMM VS. NOT = 7,594.5SF

HEIGHT NOTES

PER ASHLAND CHEERYLAND BUSINESS DISTRICT SPECIFIC PLAN
6.2.4 DEVELOPMENT STANDARDS
TABLE 6.2.3 UNDER DMU MAX HEIGHT IS SPECIIFIED AS 75'

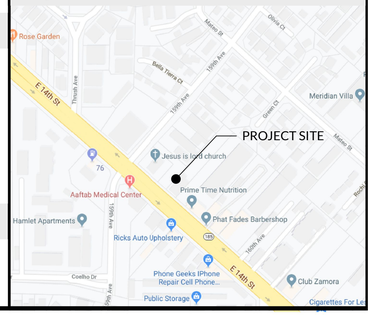
INDEX OF DRAWINGS

OPEN AREA CALCULATIONS - RES.

Name	Area
LEVEL 1	
DECK 1A	74 SF
DECK 1B	100 SF
	174 SF
LEVEL 1.5	
DECK 1.5A	75 SF
DECK 1.5B	75 SF
	150 SF
LEVEL 2	
DECK 2A	75 SF
DECK 2B	75 SF
DECK 2C	145 SF
DECK 2D	66 SF
DECK 2E	75 SF
DECK 2F	75 SF
DECK 2G	75 SF
DECK 2H	75 SF
	662 SF
LEVEL 3	
DECK 3A	75 SF
DECK 3B	75 SF
DECK 3C	145 SF
DECK 3D	75 SF
DECK 3E	75 SF
DECK 3F	75 SF
DECK 3G	75 SF
DECK 3H	75 SF
	670 SF
LEVEL 4	
DECK 4A	75 SF
DECK 4B	75 SF
DECK 4C	145 SF
DECK 4D	75 SF
DECK 4E	75 SF
DECK 4F	75 SF
DECK 4G	75 SF
DECK 4H	75 SF
	670 SF
LEVEL 5	
DECK 5A	75 SF
DECK 5B	75 SF
DECK 5C	145 SF
DECK 5D	162 SF
DECK 5E	156 SF
DECK 5F	75 SF
DECK 5G	75 SF
DECK 5H	137 SF
	901 SF
	3227 SF

MULTIFAMILY - RESIDENTIAL
REQUIRED EXTERIOR PRIVATE DECK AREA:
MIN. 75SF / UNIT
PROPOSED TOTAL PRIVATE DECK AREA:
TOTAL: 3,237SF
3,237SF / 36 DECKS = AVERAGE 89.9SF/UNIT ,
DECK RANGE 75-145SF / UNIT

VICINITY MAP



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THE LOFTS ON EAST 14TH
MIXED USE/
MULTI-FAMILY

15910 / 15950 E. 14TH ST
SAN LEANDRO, CA 94578
APN: 80-57-26-2, 80-86-3

Proj. No: 2019.471
Drawn By: JAF
Reviewed TEA

Issue / Revision Schedule:
No. Date Description

COVER SHEET

A1

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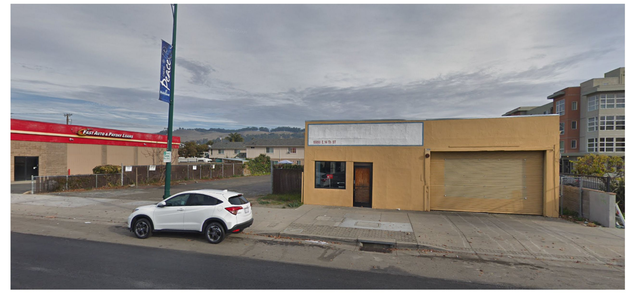
1 EXISTING SITE CONTEXT

SCALE: 1" = 20'-0"

1"=20'-0"

0' 2' 6' 10' 20' 40' 60'



[A] FRONT - 15950 E. 14TH STREET

[B] CORNER - 15900 E. 14TH STREET

[C] FRONT - 1428 159TH STREET

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THE LOFTS ON EAST 14TH

MIXED USE/ MULTI-FAMILY

15910 / 15950 E. 14TH ST
SAN LEANDRO, CA 94578
APN: 80-57-26-2, 80-86-3

Proj. No: 2019.471
Drawn By: JAF
Reviewed TEA

Issue / Revision Schedule:

No.	Date	Description

DEMO SITE PLAN

A2

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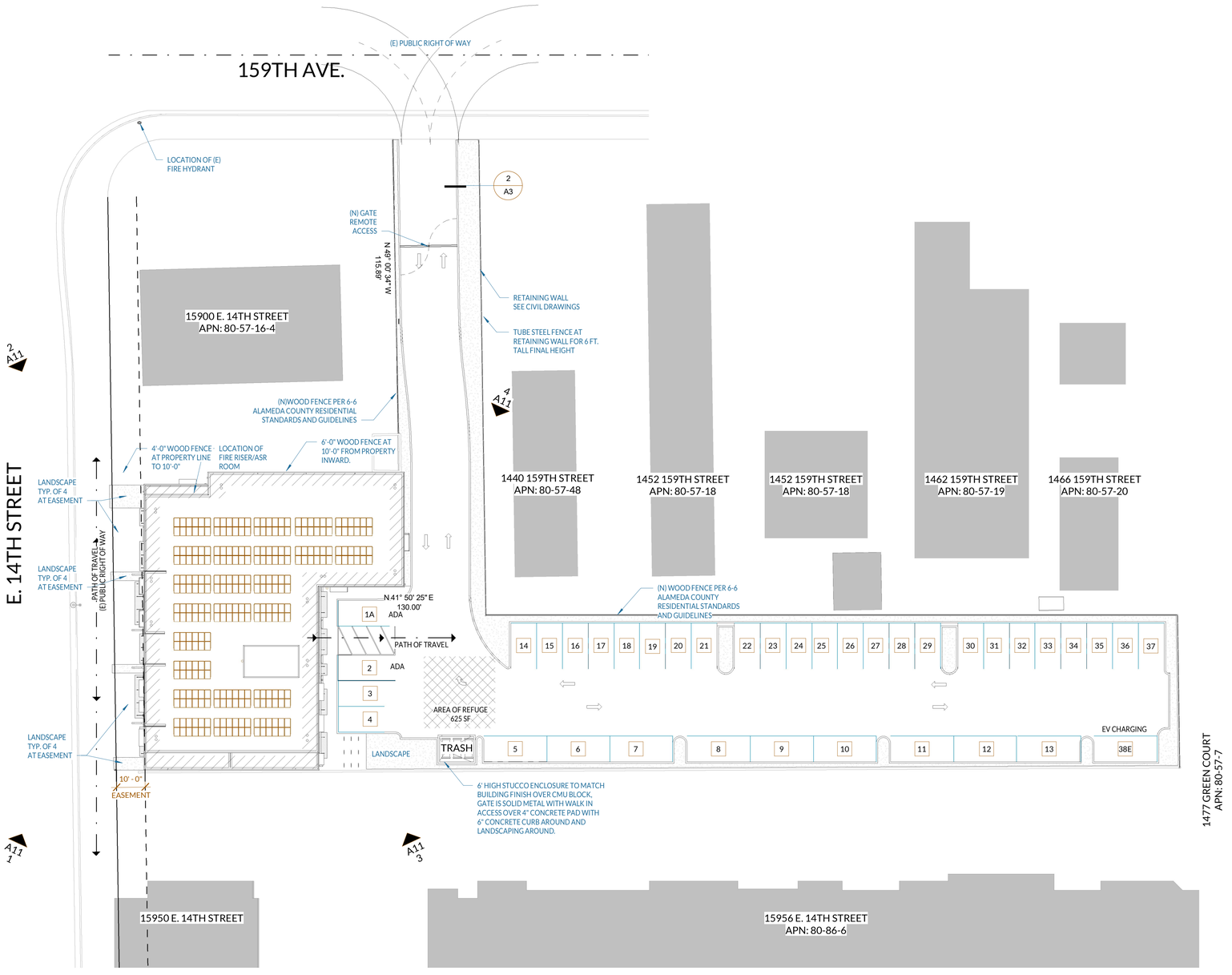
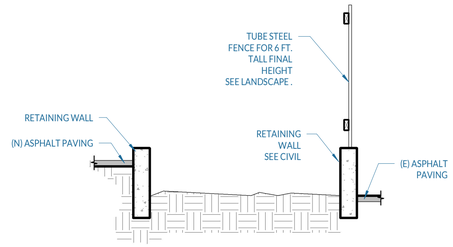


1 PROPOSED SITE AND ROOF PLAN

SCALE: 1" = 20'-0"



2 RETAINING WALL

SCALE: 1/2" = 1'-0"

LANDSCAPING

ISLAND LANDSCAPE
PARKING AREA: ~26,726 SF
3,700 SF (14%) TOTAL LANDSCAPE AREA > 10% OF PARKING AREA

PLANTING STRIPS UNDER 3FT WIDE USE A MIXTURE OF THE FOLLOWING:
- ACER BUERGERANUM. TRIDENT MAPLE - 25'
- CERCIS OCCIDENTALIS CALIFORNIA REDBUD - 25'
- CHIONANTHUS RETUSUS, CHINESE FRINGE TREE - 20'
- LAGERSTROEMIA X FAURIEI - 25'
- LAURUS NOBILIS, GRECIAN LAUREL - 25'
- SYRINGA RETICULATA. JAPANESE TREE LILAC - 20'
- TRISTANIA LAURINA, SWAMP MYRTLE - 25'

SHRUBS WILL VARY IN SIZE, SPECIES, AND TYPE.
ISLANDS EVERY 3- 6 CONSECUTIVE STALLS.

IN LANDSCAPE BUFFER TREES ARE NO MORE THAN 6 PARKING SPACES APART. PER CITY OF ALAMEDA COUNTY RECOMMENDED TREE LIST

**SEE PRELIMINARY LANDSCAPE PLAN*

PARKING SCHEDULE

Model	Count
8' x 16' - COMPACT	15
9' x 18'	11
9' x 18' (8' Aisle)	1
9' x 18' ADA	1
9' X 22'	10
GRAND TOTAL	38

BICYCLE COUNT

REQUIRED: MULTIFAMILY 1 PER 1-2 UNITS
PROPOSED: 36 UNITS / 2 = 18 , PROPOSED 18 BIKE SPACES

BEDROOM COUNTS

UNIT TYPE	AREA	COUNT
1 BED	8660 SF	15
2 BED	8772 SF	10
STUDIO	4674 SF	11
Grand total: 36	22106 SF	36

SCALE

1"=20'-0"
0' 2' 6' 10' 20' 40' 60'

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THE LOFTS ON EAST 14TH
MIXED USE/ MULTI-FAMILY

15910 / 15950 E. 14TH ST
SAN LEANDRO, CA 94578
APN: 80-57-26-2, 80-86-3

Proj. No: 2019.471
Drawn By: JAF
Reviewed TEA

Issue / Revision Schedule:
No. Date Description

SITE PLAN

A3

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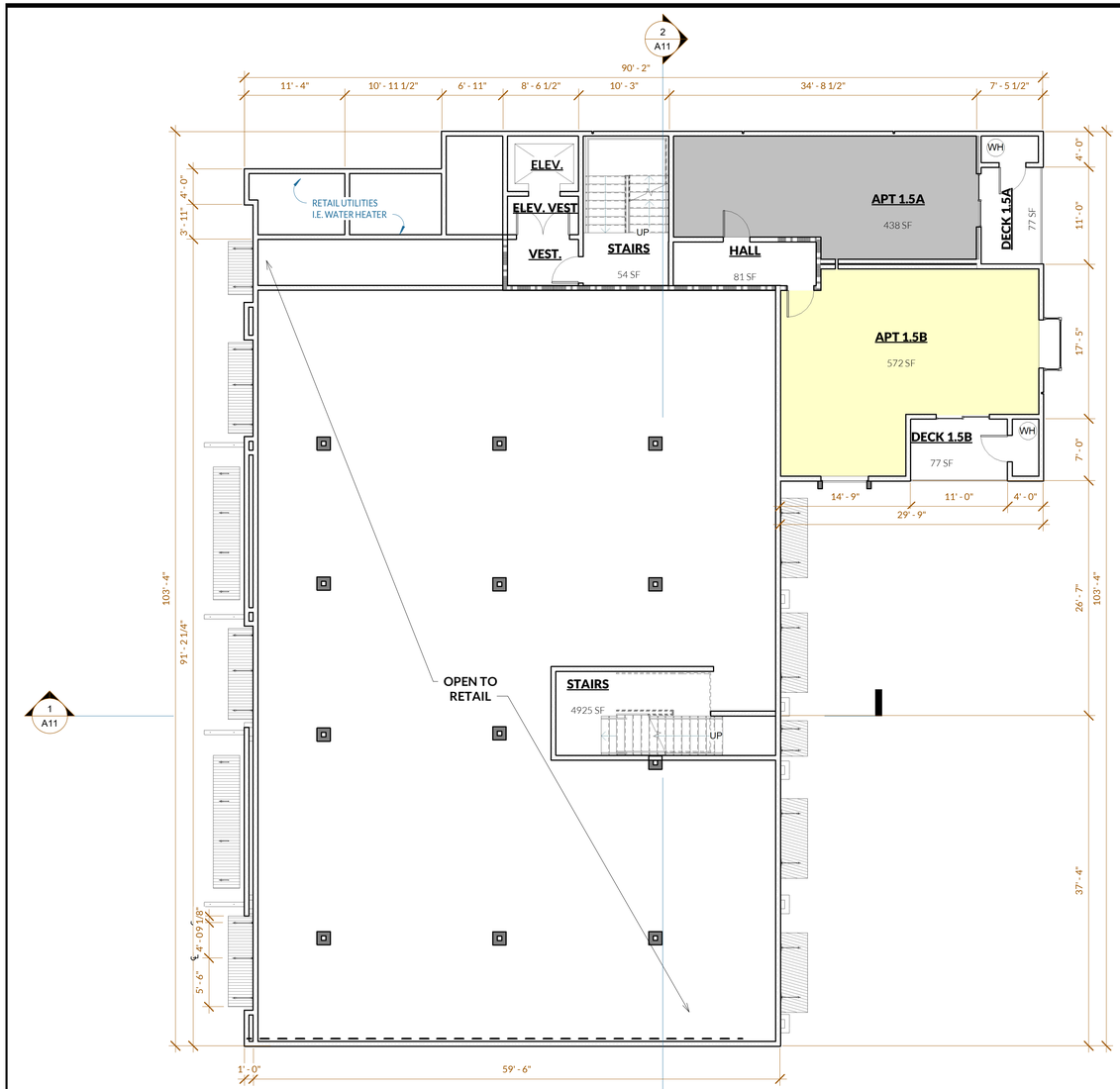
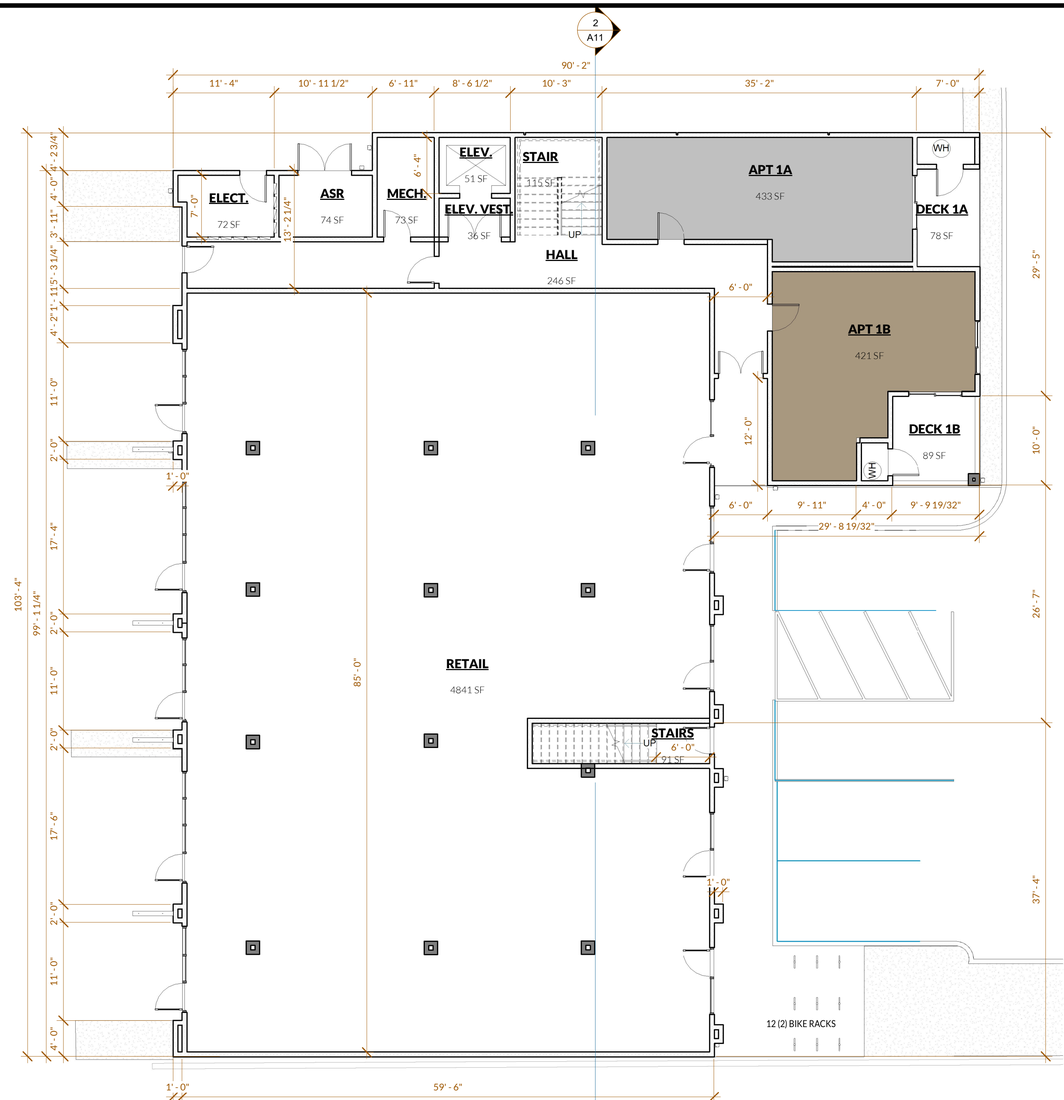


2 1.5 FLOOR PARTITION PLAN

SCALE: 1/8" = 1'-0"



1 1ST FLOOR PARTITION PLAN

SCALE: 1/8" = 1'-0"

UNIT COUNT

TOTAL COUNT
- STUDIOS: 10
- 1 BEDS: 14
- 2 BEDS: 12

GRAND TOTAL: 36 UNITS

WALL LEGEND

NEW 2X4 FRAMED WALL

NEW 2X6 FRAMED WALL

SCALE

1/8"=1'-0"

0' 1' 2' 4' 8' 16' 24'

APARTMENT PLAN LEGEND

PLAN 1: 1 BED
1B
STUDIO, 1 BATH

PLAN 2: STUDIO
1A, 1.5A, 2A, 3A, 4A, 5A
STUDIO, 1 BATH

PLAN 3: 1 BED
1.5B, 2B, 3B, 4B, 5B
1 BED, 1 BATH

PLAN 4: 2 BED
2C, 3C, 4C, 5C
2 BED, 2 BATH

PLAN 5: 2 BED
2D, 3D, 4D
2 BED, 2 BATH

PLAN 6: 2 BED
2E, 3E, 4E
2 BED, 2 BATH

PLAN 7: 1 BED
2F, 2G. 3F, 3G, 4F, 4G, 5F, 5G
1 BED, 1 BATH (MIRRORED)

PLAN 8: STUDIO
2H, 3H, 4H
STUDIO, 1 BATH

PLAN 9: 1 BED
5D
2 BED, 2 BATH

PLAN 10: 1 BED
5E
2 BED, 2 BATH

PLAN 11: STUDIO
5H
STUDIO, 1 BATH

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THE LOFTS ON EAST 14TH
MIXED USE/ MULTI-FAMILY

15910 / 15950 E. 14TH ST
SAN LEANDRO, CA 94578
APN: 80-57-26-2, 80-86-3

Proj. No: 2019.471
Drawn By: JAF
Reviewed TEA

Issue / Revision Schedule:
No. Date Description

PARTITION PLANS - LVL 1 & 1.5

A4

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2 3RD FLOOR PARTITION PLAN

SCALE: 1/8" = 1'-0"

1 2ND FLOOR PARTITION PLAN

SCALE: 1/8" = 1'-0"

UNIT COUNT

TOTAL COUNT
- STUDIOS: 10
- 1 BEDS: 14
- 2 BEDS: 12

GRAND TOTAL: 36 UNITS

WALL LEGEND

- NEW 2X4 FRAMED WALL
- NEW 2X6 FRAMED WALL

SCALE

1/8"=1'-0"

0' 1' 2' 4' 8' 16' 24'

APARTMENT PLAN LEGEND

- **PLAN 1: 1 BED** — 1B, STUDIO, 1 BATH
- **PLAN 2: STUDIO** — 1A, 1.5A, 2A, 3A, 4A, 5A, STUDIO, 1 BATH
- **PLAN 3: 1 BED** — 1.5B, 2B, 3B, 4B, 5B, 1 BED, 1 BATH
- **PLAN 4: 2 BED** — 2C, 3C, 4C, 5C, 2 BED, 2 BATH
- **PLAN 5: 2 BED** — 2D, 3D, 4D, 2 BED, 2 BATH
- **PLAN 6: 2 BED** — 2E, 3E, 4E, 2 BED, 2 BATH
- **PLAN 7: 1 BED** — 2F, 2G. 3F, 3G, 4F, 4G, 5F, 5G, 1 BED, 1 BATH (MIRRORED)
- **PLAN 8: STUDIO** — 2H, 3H, 4H, STUDIO, 1 BATH
- **PLAN 9: 1 BED** — 5D, 2 BED, 2 BATH
- **PLAN 10: 1 BED** — 5E, 2 BED, 2 BATH
- **PLAN 11: STUDIO** — 5H, STUDIO, 1 BATH

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THE LOFTS ON EAST 14TH
MIXED USE/ MULTI-FAMILY

15910 / 15950 E. 14TH ST
SAN LEANDRO, CA 94578
APN: 80-57-26-2, 80-86-3

Proj. No: 2019.471
Drawn By: JAF
Reviewed TEA

Issue / Revision Schedule:

No.	Date	Description

PARTITION PLANS - LVL 2 & 3

A5

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2 5TH FLOOR PARTITION PLAN

SCALE: 1/8" = 1'-0"

1 4TH FLOOR PARTITION PLAN

SCALE: 1/8" = 1'-0"

APARTMENT PLAN LEGEND

- **PLAN 1: 1 BED** — 1B, STUDIO, 1 BATH
- **PLAN 2: STUDIO** — 1A, 1.5A, 2A, 3A, 4A, 5A, STUDIO, 1 BATH
- **PLAN 3: 1 BED** — 1.5B, 2B, 3B, 4B, 5B, 1 BED, 1 BATH
- **PLAN 4: 2 BED** — 2C, 3C, 4C, 5C, 2 BED, 2 BATH
- **PLAN 5: 2 BED** — 2D, 3D, 4D, 2 BED, 2 BATH
- **PLAN 6: 2 BED** — 2E, 3E, 4E, 2 BED, 2 BATH
- **PLAN 7: 1 BED** — 2F, 2G, 3F, 3G, 4F, 4G, 5F, 5G, 1 BED, 1 BATH (MIRRORED)
- **PLAN 8: STUDIO** — 2H, 3H, 4H, STUDIO, 1 BATH
- **PLAN 9: 1 BED** — 5D, 2 BED, 2 BATH
- **PLAN 10: 1 BED** — 5E, 2 BED, 2 BATH
- **PLAN 11: STUDIO** — 5H, STUDIO, 1 BATH

WALL LEGEND

NEW 2X4 FRAMED WALL

NEW 2X6 FRAMED WALL

SCALE

1/8"=1'-0"

0' 1' 2' 4' 8' 16' 24'

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Issue / Revision Schedule:

No.	Date	Description

PARTITION PLANS - LVL 4 & 5

A6

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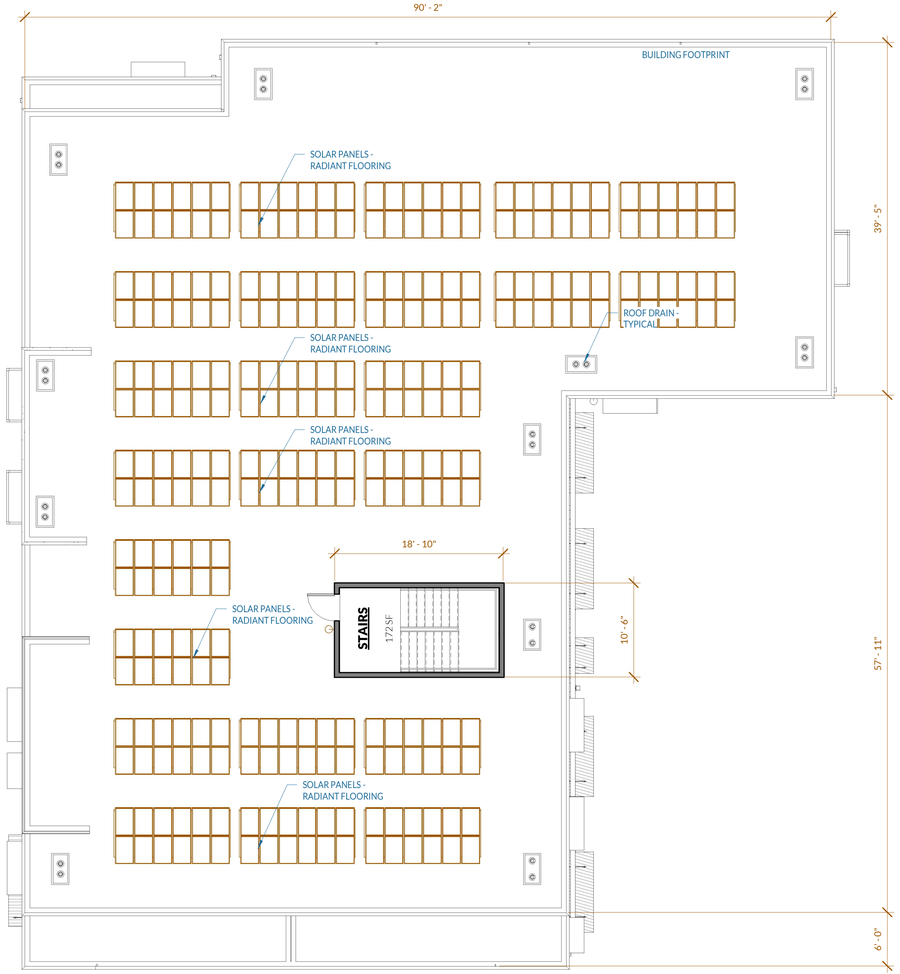

1 ROOF PLAN

SCALE: 1/8" = 1'-0"

WALL LEGEND

NEW 2X4 FRAMED WALL

NEW 2X6 FRAMED WALL

SCALE

1/8"=1'-0"

0' 1' 2' 4' 8' 16' 24'

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Issue / Revision Schedule:
No. Date Description

ROOF PLAN

A7

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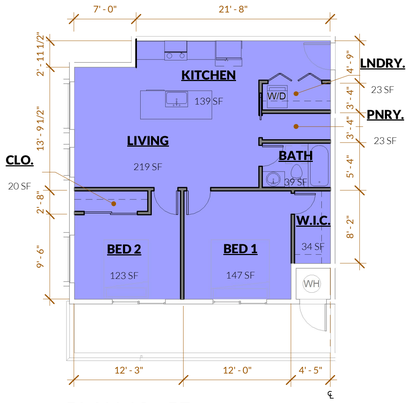
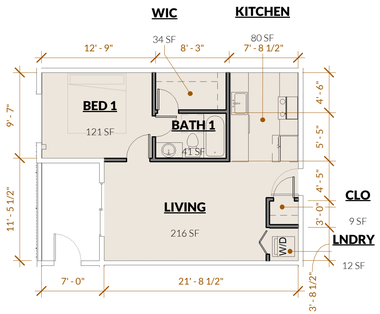


10 PLAN 10 - 5E

SCALE: 1/8" = 1'-0"

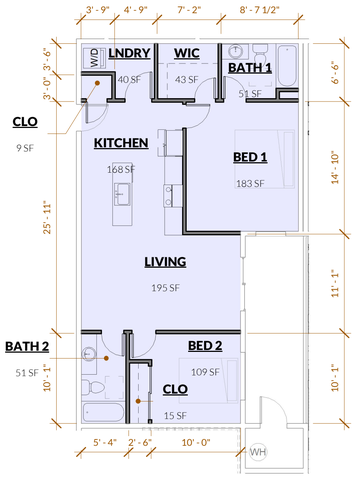
2 BEDROOM



7 PLAN 7 - 2F, 2G, 3F, 3G, 4F, 4G,5F, 5G

SCALE: 1/8" = 1'-0"

1 BEDROOM (& MIRRORED)



4 PLAN 4 - APT 2C, 3C, 4C, 5C

SCALE: 1/8" = 1'-0"

2 BEDROOM

1 PLAN 1 - APT 1B

SCALE: 1/8" = 1'-0"

1 BEDROOM (ADA)

11 PLAN 11 - 5H

SCALE: 1/8" = 1'-0"

STUDIO

8 PLAN 8 - 2H, 3H, 4H

SCALE: 1/8" = 1'-0"

STUDIO

5 PLAN 5 - APT 2D, 3D, 4D

SCALE: 1/8" = 1'-0"

2 BEDROOM

2 PLAN 2 - APT 1A(VARIED), 1.5A, 2A, 3A, 4A, 5A

SCALE: 1/8" = 1'-0"

STUDIO

9 PLAN 9 - 5D

SCALE: 1/8" = 1'-0"

2 BEDROOM

6 PLAN 6 - 2E, 3E, 4E

SCALE: 1/8" = 1'-0"

2 BEDROOM

3 PLAN 3 - APT 1.5B, 2B, 3B, 4B, 5B

SCALE: 1/8" = 1'-0"

1 BEDROOM

UNIT MIX

NAME	AREA	APT. TYPE	APT. OPTION
Not Placed			
EXT. COMM.	Not Placed		
01 FF			
APT 1A	438 SF	STUDIO	1
APT 1B	422 SF	STUDIO	2
EXT. COMM.	372 SF	RETAIL	
EXT. COMM.	Redundant Area	RETAIL	
EXT. COMM.	Redundant Area	RETAIL	
EXT. COMM.	447 SF	COMMERCIAL	
EXT. COMM.	391 SF	COMMERCIAL	
EXT. COMM.	Redundant Area	COMMERCIAL	
EXT. COMM.	619 SF	COMMERCIAL	
RETAIL	5199 SF	RETAIL	
02 F.F.			
APT 1.5A	442 SF	STUDIO	2
APT 1.5B	576 SF	1 BED	3
03 F.F.			
APT 2A	442 SF	STUDIO	2
APT 2B	576 SF	1 BED	3
APT 2C	900 SF	2 BED	4
APT 2D	843 SF	2 BED	5
APT 2E	881 SF	2 BED	6
APT 2F	528 SF	1 BED	7
APT 2G	528 SF	1 BED	7
APT 2H	414 SF	STUDIO	8
04 F.F.			
APT 3A	442 SF	STUDIO	2
APT 3B	576 SF	1 BED	3
APT 3C	900 SF	2 BED	4
APT 3D	843 SF	2 BED	5
APT 3E	881 SF	2 BED	6
APT 3F	528 SF	1 BED	7
APT 3G	528 SF	1 BED	7
APT 3H	414 SF	STUDIO	8
05 F.F.			
APT 4A	442 SF	STUDIO	2
APT 4B	576 SF	1 BED	3
APT 4C	900 SF	2 BED	4
APT 4D	843 SF	2 BED	5
APT 4E	881 SF	2 BED	6
APT 4F	528 SF	1 BED	7
APT 4G	528 SF	1 BED	7
APT 4H	414 SF	STUDIO	8
06 F.F.			
APT 5A	442 SF	STUDIO	2
APT 5B	576 SF	1 BED	3
APT 5C	900 SF	2 BED	4
APT 5D	760 SF	1 BED	9
APT 5E	796 SF	1 BED	10
APT 5F	528 SF	1 BED	7
APT 5G	STUDIO, 1 BATH	528 SF	1 BED	7
APT 5H	359 SF	STUDIO	11

WALL LEGEND

NEW 2X4 FRAMED WALL

NEW 2X6 FRAMED WALL

APARTMENT PLAN LEGEND

PLAN 1: 1 BED

PLAN 2: STUDIO
1A, 1.5A, 2A, 3A, 4A, 5A
STUDIO, 1 BATH

PLAN 3: 1 BED
1.5B, 2B, 3B, 4B, 5B
1 BED, 1 BATH

PLAN 4: 2 BED
2C, 3C, 4C, 5C
2 BED, 2 BATH

PLAN 5: 2 BED
2D, 3D, 4D
2 BED, 2 BATH

PLAN 6: 2 BED
2E, 3E, 4E
2 BED, 2 BATH

PLAN 7: 1 BED
2F, 2G, 3F, 3G, 4F, 4G, 5F, 5G
1 BED, 1 BATH (MIRRORED)

PLAN 8: STUDIO
2H, 3H, 4H
STUDIO, 1 BATH

PLAN 9: 1 BED
5D
2 BED, 2 BATH

PLAN 10: 1 BED
5E
2 BED, 2 BATH

PLAN 11: STUDIO
5H
STUDIO, 1 BATH

SCALE

1/8"=1'-0"

0' 1' 2' 4' 8' 16' 24'

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THE LOFTS ON EAST 14TH

MIXED USE/ MULTI-FAMILY

15910 / 15950 E. 14TH ST
SAN LEANDRO, CA 94578
APN: 80-57-26-2, 80-86-3

Proj. No: 2019.471
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Reviewed TEA

Issue / Revision Schedule:

No.	Date	Description

APARTMENT PLANS

A8

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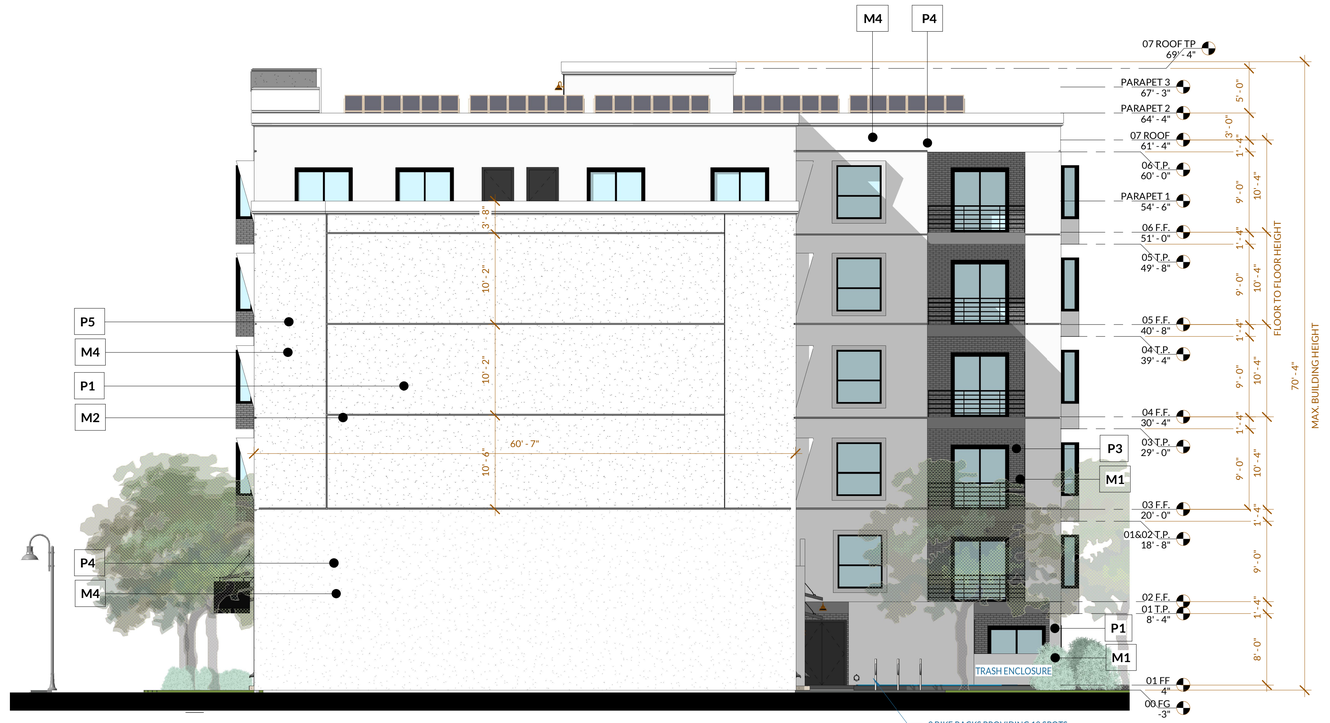
1 WEST EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"



2 SOUTH EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"

MATERIALS

M1		BRICK VENEER (P4)
M2		U-STUCCO XPX - SEMISMOOTH FINISH (P1)
M3		U-STUCCO XPX - SMOOTH FINISH (P1)
M4		KEBONY CLEAR CLADDING 1X6 CLEAR T&G W/NICKEL GAP #KTBNG (P5)

MATERIAL SPECIFICATION

P1		BENJAMIN MOORE WILLIAMSBURG COLLECTION LAMPBLACK #858788, CW-695
P2		STAINLESS STEEL METAL GUARDRAIL
P3		BENJAMIN MOORE PREVIEW HALE NAVY BENJAMIN MOORE
P4		BENJAMIN MOORE PREVIEW BLACK BENJAMIN MOORE

SCALE

1/8"=1'-0"

0' 1' 2' 4' 8' 16' 24'

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Issue / Revision Schedule:

No.	Date	Description

EXTERIOR ELEVATIONS

A9

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1 NORTH EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"

2 EAST EXTERIOR ELEVATION

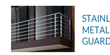
SCALE: 1/8" = 1'-0"

MATERIALS

ELEVATION MATERIAL

M1		BRICK VENEER (P4)
M2		U-STUCCO XPX - SEMISMOOTH FINISH (P1)
M3		U-STUCCO XPX - SMOOTH FINISH (P1)
M4		KEBONY CLEAR CLADDING 1X6 CLEAR T&G W/NICKEL GAP #KTBNG (P5)

MATERIAL SPECIFICATION

P1		BENJAMIN MOORE WILLIAMSBURG COLLECTION LAMPBLACK #858788, CW-695
P2		STAINLESS STEEL METAL GUARDRAIL
P3		BENJAMIN MOORE PREVIEW HALE NAVY BENJAMIN MOORE
P4		BENJAMIN MOORE PREVIEW BLACK BENJAMIN MOORE

SCALE

1/8"=1'-0"

0' 1' 2' 4' 8' 16' 24'

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No.	Date	Description

EXTERIOR ELEVATIONS

A10

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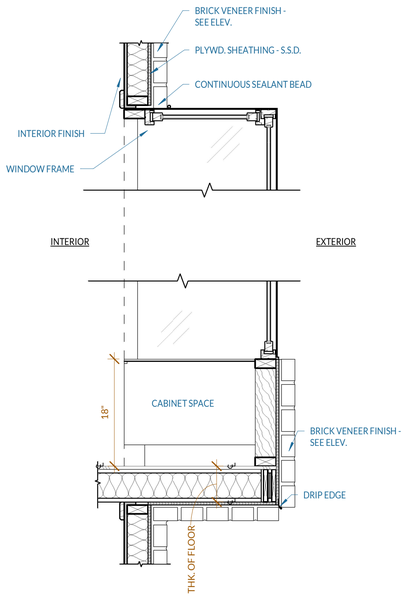
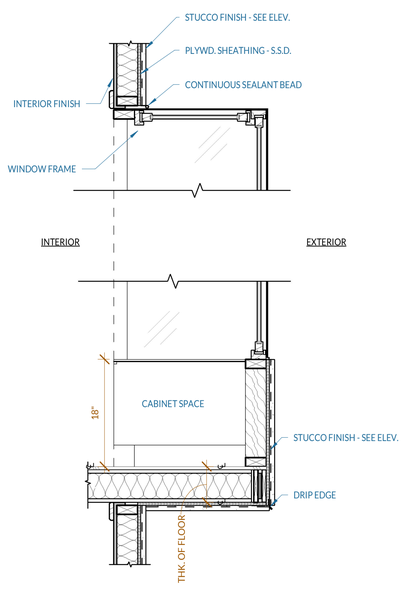


3 BAY WINDOW WITH BRICK VENEER FINISH

SCALE: 1" = 1'-0"



4 BAY WINDOW WITH STUCCO FINISH

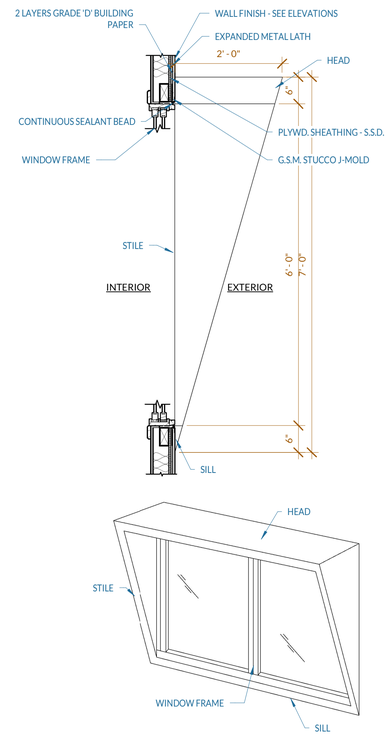
SCALE: 1" = 1'-0"

1 CROSS SECTION

SCALE: 1/8" = 1'-0"

2 LONGITUDINAL SECTION

SCALE: 1/8" = 1'-0"



5 TRIMMED OUT WINDOW

SCALE: 3/4" = 1'-0"

MATERIALS

ELEVATION MATERIAL

M1		BRICK VENEER (P4)
M2		U-STUCCO XPX - SEMISMOOTH FINISH (P1)
M3		U-STUCCO XPX - SMOOTH FINISH (P1)
M4		KEBONY CLEAR CLADDING 1X6 CLEAR T&G W/NICKEL GAP #KTBNG (P5)

MATERIAL SPECIFICATION

P1		BENJAMIN MOORE WILLIAMSBURG COLLECTION LAMPBLACK #858788, CW-695
P2		STAINLESS STEEL METAL GUARDRAIL
P3		BENJAMIN MOORE PREVIEW HALE NAVY BENJAMIN MOORE
P4		BENJAMIN MOORE PREVIEW BLACK BENJAMIN MOORE

SCALE

1/8"=1'-0"

0' 1' 2' 4' 8' 16' 24'

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Issue / Revision Schedule:

No.	Date	Description

SECTION

A11

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2. NORTH WEST PERSPECTIVE

1. SOUTH WEST PERSPECTIVE

4. NORTH EAST PERSPECTIVE

3. SOUTH EAST PERSPECTIVE

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No. Date Description

PERSPECTIVES

A12

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FIRE NOTES

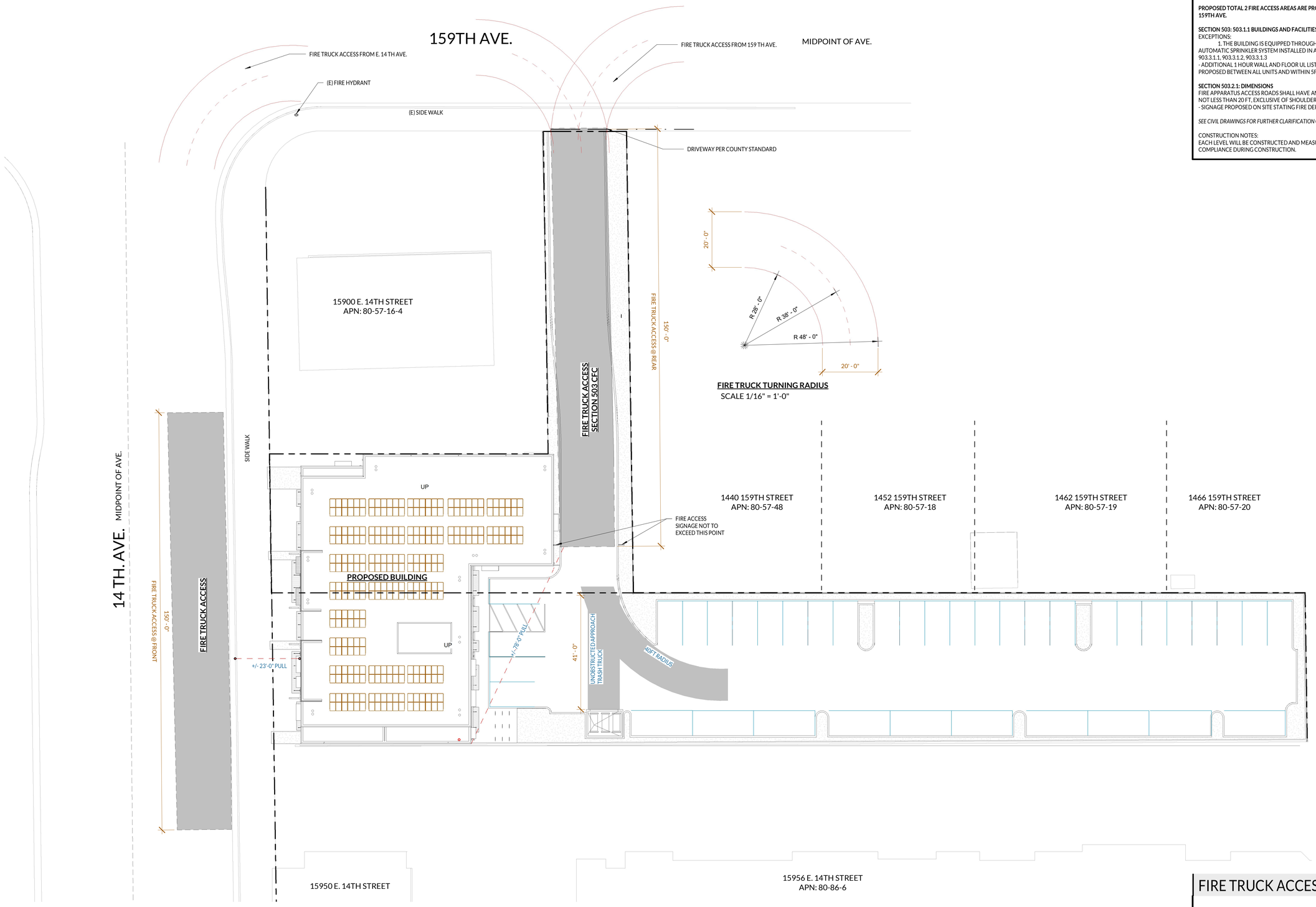
PROPOSED TOTAL 2 FIRE ACCESS AREAS ARE PROPOSED LONG 14 AVE. AND OFF 159TH AVE.

SECTION 503: 503.1.1 BUILDINGS AND FACILITIES
EXCEPTIONS:
1. THE BUILDING IS EQUIPPED THROUGHOUT WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1, 903.3.1.2, 903.3.1.3
- ADDITIONAL 1 HOUR WALL AND FLOOR UL LISTED WALL CONSTRUCTION PROPOSED BETWEEN ALL UNITS AND WITHIN 5FT OF PROPERTY LINES.

SECTION 503.2.1: DIMENSIONS
FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FT, EXCLUSIVE OF SHOULDERS.
- SIGNAGE PROPOSED ON SITE STATING FIRE DEPARTMENT ACCESS ENDS HERE.

SEE CIVIL DRAWINGS FOR FURTHER CLARIFICATION ON SITE IMPROVMENTS.

CONSTRUCTION NOTES:
EACH LEVEL WILL BE CONSTRUCTED AND MEASURED FOR ACCURACY AND COMPLIANCE DURING CONSTRUCTION.



1 FIRE TRUCK ACCESS PLAN
SCALE: 1/16" = 1'-0"

1/16"=1'-0"
0' 2' 6' 10' 20' 30' 48'

FIRE TRUCK ACCESS LEGEND

- "HOSE PULL" 150'-0" MAX PER ALAMEDA COUNTY FIRE DEPT.
- RED CURB "NO PARKING"
- FIRE TRUCK LANE

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Issue / Revision Schedule:

No.	Date	Description

FIRE TRUCK ACCESS PLAN

A13

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PRELIMINARY GRADING, DRAINAGE & UTILITY PLAN

BRECHT MULTI-FAMILY/RETAIL

15910 & 15950 EAST 14TH STREET

SAN LEANDRO
COUNTY OF ALAMEDA
STATE OF CALIFORNIA

GENERAL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR MATCHING EXISTING ASPHALT, CONCRETE, PARKING AREAS AND OTHER IMPROVEMENTS WITH SMOOTH TRANSITIONS IN PAVING, CONCRETE, GRADING, ETC., AND TO AVOID ANY ABRUPT OR APPARENT CHANGES IN GRADES OR CROSS SLOPES, LOW SPOTS, OR HAZARDOUS CONDITIONS OR AS MAY OTHERWISE BE DIRECTED BY THE COUNTY ENGINEER.
2. ALL WORK TO BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND STANDARD DETAILS FOR CONSTRUCTION OF IMPROVEMENTS FOR THE COUNTY OF ALAMEDA, CALIFORNIA, AND SHALL MEET APPROVAL OF THE COUNTY ENGINEER OF THE COUNTY OF ALAMEDA.
3. CONTRACTOR SHALL COMPLY WITH RULES AND REGULATIONS OF STATE, COUNTY AND OSHA CONSTRUCTION SAFETY ORDERS.
4. WHERE A CONFLICT OCCURS BETWEEN COUNTY OF ALAMEDA STANDARD SPECIFICATIONS, STANDARD DETAILS, AND RECOMMENDATIONS BY THE DEVELOPERS ENGINEER AND/OR SOILS ENGINEER, THE MORE STRINGENT SHALL APPLY.
5. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT WRITTEN AUTHORIZATION FROM THE COUNTY ENGINEER OR THE OWNER.
6. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY & ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER, OR THE COUNTY OF ALAMEDA PUBLIC WORKS.
7. CONTRACTOR SHALL POST EMERGENCY PHONE NUMBERS FOR PUBLIC WORKS, AMBULANCE, POLICE AND FIRE DEPARTMENTS.
8. DURING ROUGH GRADING OF THIS PROJECT, CONTRACTOR SHALL COMPENSATE FOR ANY UNDERGROUND UTILITY TRENCH SPOILS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF EARTHWORK GRADING QUANTITIES PRIOR TO THE START OF THE GRADING OPERATION.
9. DURING GRADING OPERATIONS, CONTRACTOR SHALL IMPLEMENT DUST CONTROL MEASURES & INTERIM SEDIMENTATION & EROSION CONTROL MEASURES ON-SITE.
10. ALL DEBRIS SHALL BE HAULED AND DISPOSED OF OFF-SITE BY CONTRACTOR.
11. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS SHOWN PRIOR TO BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY.
12. SHOULD IT APPEAR THAT THE WORK TO BE DONE, OR ANY MATTER RELATIVE THERETO, IS NOT SUFFICIENTLY DETAILED OR EXPLAINED ON THESE PLANS, THE CONTRACTOR SHALL CONTACT ROBERT MILANO / TERRA FIRMA AT (925) 444-5449 FOR SUCH FURTHER EXPLANATIONS AS MAY BE NECESSARY.
13. EXISTING GROUND TOPOGRAPHY IS FROM A SURVEY DATED SEPTEMBER 21, 2014 PREPARED BY APEX CIVIL ENGINEERING & LAND SURVEYING.
14. NO WORK SHALL COMMENCE UNTIL A GRADING PERMIT IS OBTAINED FROM THE COUNTY OF ALAMEDA.
15. ENCROACHMENT PERMITS REQUIRED FOR WORK WITHIN EXISTING PUBLIC RIGHT-OF WAY SHALL BE OBTAINED BY THE CONTRACTOR.
16. FOR DETAILS NOT SHOWN ON THESE PLANS, REFER TO COUNTY OF ALAMEDA STANDARD DRAWINGS & SPECIFICATIONS CURRENT EDITION. COPIES OF SAID PLANS AND SPECIFICATIONS ARE AVAILABLE FROM THE PUBLIC WORKS DEPARTMENT.
17. NO WORK SHALL BEGIN ON THIS PROJECT PRIOR TO A PRECONSTRUCTION CONFERENCE WITH COUNTY STAFF. CALL THE PUBLIC WORKS DEPARTMENT TO ARRANGE FOR THIS CONFERENCE.
18. CONTRACTOR SHALL COORDINATE THE SHUTOFF OF EXISTING UTILITIES AND THE INSTALLATION, REMOVAL OR RELOCATION OF SERVICES IF NECESSARY.
19. POSITIVE DRAINAGE SHALL BE PROVIDED AWAY FROM THE BUILDING. (2% MIN.)
20. FINAL STRUCTURAL SECTION OF CONCRETE, ASPHALT AND AGGREGATE BASE SHALL BE BASED ON ACTUAL R-VALUE TESTS TAKEN DURING CONSTRUCTION OR PER THE RECOMMENDATIONS OF A SOILS ENGINEER.
21. ANY BROKEN OR DAMAGED CONCRETE, EITHER EXISTING PRIOR TO CONSTRUCTION OR AS A RESULT OF THE CONSTRUCTION, NEEDS TO BE REPLACED TO COUNTY STANDARD DETAILS #100 AND #104.
22. TWO EXISTING STREET TREES SHALL BE REMOVED ALONG FARALLON DRIVE FRONTAGE FOR THE CONSTRUCTION OF THE BIO-RETENTION AREA. REFER TO LANDSCAPE PLANS BY OTHERS FOR LOCATIONS OF NEW TREES AND LANDSCAPING.
23. ALL PROPOSED CURB WALLS ADJACENT TO LOADING DOCKS SHALL BE PER DETAIL ON SHEET C2. STRUCTURAL DESIGN OF CURB WALLS SHALL BE DONE BY A LICENSED STRUCTURAL ENGINEER.
24. ALL SLOPES SHOWN ARE FOR PAVEMENT AND CONCRETE SURFACES (NOT CURB)
25. SAWCUT EXISTING ASPHALT PER PLAN TO PROVIDE A CLEAN EDGE TO ABUT NEW CONCRETE OR ASPHALT TO.
26. TRENCH BACKFILL AND SURFACING SHALL BE PER COUNTY STANDARD DETAIL #120 A-B.
27. CATCH BASINS SHALL BE CHRISTY V64 OR APPROVED EQUAL UNLESS OTHERWISE NOTED. INSTALL TRITON CATCH BASIN INSERTS (OR APPROVED EQUAL) IN ALL CATCH BASINS TO SEPARATE SMALL TO LARGE SOLIDS FROM ENTERING STORM DRAIN SYSTEM.
28. IRRIGATION PIPES AND ANY CONTROLLER BOXES IN LANDSCAPE AREA PROPOSED TO BE THE NEW BIO-RETENTION AREA SHALL BE RELOCATED AS NECESSARY.
29. EXISTING STRIPING TO BE REMOVED SHALL BE COVERED WITH BLACK PAINT.
30. LOADING DOCKS REQUIRE DOOR SKIRTS OR NEED TO BE COVERED. SEE ARCHITECTURAL PLANS FOR THESE DETAILS.
31. SEE ARCHITECTURAL AND LANDSCAPE PLANS BY OTHER FOR ADDITIONAL INFORMATION AND DETAILS.
32. THE APPLICANT SHALL REMOVE AND REPLACE ANY BROKEN, DAMAGED, UPLIFTED OR OTHERWISE BROKEN CONCRETE WITHIN THE PUBLIC RIGHT-OF-WAY TO COUNTY STANDARD ALONG THE PROPERTY FRONTAGE. THE APPLICANT SHALL OBTAIN AN ENCROACHMENT PERMIT FROM THE ENGINEERING AND TRANSPORTATION DEPARTMENT FOR ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
33. THE APPLICANT SHALL OBTAIN A GRADING PERMIT FROM THE ENGINEERING AND TRANSPORTATION DEPARTMENT AND PAY ASSOCIATED FEES PRIOR TO OBTAINING A BUILDING PERMIT. APPLICANT SHALL SUBMIT EROSION CONTROL PLANS AND PLANS THAT DETAIL THE POST CONSTRUCTION STORM WATER TREATMENT MEASURES. APPLICANT SHALL IMPLEMENT ALL APPLICABLE ITEMS LISTED IN THE MODEL LIST OF SOURCE CONTROL MEASURES, PUBLISHED BY THE ALAMEDA COUNTYWIDE CLEAN WATER PROGRAM.
34. THE APPLICANT SHALL AGREE TO A RIGHT-OF-ENTRY FOR THE INSPECTION OF STORMWATER TREATMENT STRUCTURES AND SHALL SUBMIT A SIGNED STORMWATER OPERATION AND MAINTENANCE (O&M) AGREEMENT PRIOR TO GRADING PERMIT APPROVAL.
35. LANDSCAPING AND SIGNAGE SHALL BE DESIGNED SUCH THAT THEY DO NOT BLOCK SIGHTLINES OF MOTORISTS, PEDESTRIANS AND BICYCLISTS AT THE CORNER OF THE STREETS OR DRIVEWAYS.
36. ALL ON-SITE STORM DRAIN INLETS SHALL BE LABELED "NO DUMPING – DRAINS TO BAY" USING THERMOPLASTIC PAINT.
37. THE APPLICANT SHALL COMPLY WITH THE REGULATIONS AND PROVISIONS CONTAINED IN THE COUNTY'S GRADING ORDINANCE, THE COUNTY'S STORM WATER POLLUTION PREVENTION PERMIT, AND THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES), TO THE SATISFACTION OF THE COUNTY ENGINEER. STORM WATER RUNOFF FROM THIS SITE WILL NEED TO BE TREATED BEFORE IT ENTERS THE STORM DRAIN SYSTEM.

OWNER/DEVELOPER

ROBERT BRECHT
35 PRINCTON CT.
DANVILLE, CA 94526
(510) 928-1661

CIVIL ENGINEER

ARCHITECT

DOMUM
6532 LONETREE BLVD., STE 102
ROCKLIN, CA 95765
(888) 352-2721

LANDSCAPE ARCHITECT

GREAT VALLEY DESIGN
1219 SPRUCE LANE
DAVIS, CA 95616
(530) 231-5890

BENCHMARK

ALAMEDA COUNTY BENCHMARK BRASS DISC IN TOP OF CURB, AT INTERSECTION OF 159TH AVE AND MAUBERT AVE STAMPED "MAU-159" EL=102.44 (NGVD 29) ELEVATION WAS ADJUSTED TO NAVD 88 USING CORPSCON 6.1 ELEVATION DIFFERENTIAL=+2.7'. ELEV=105.14

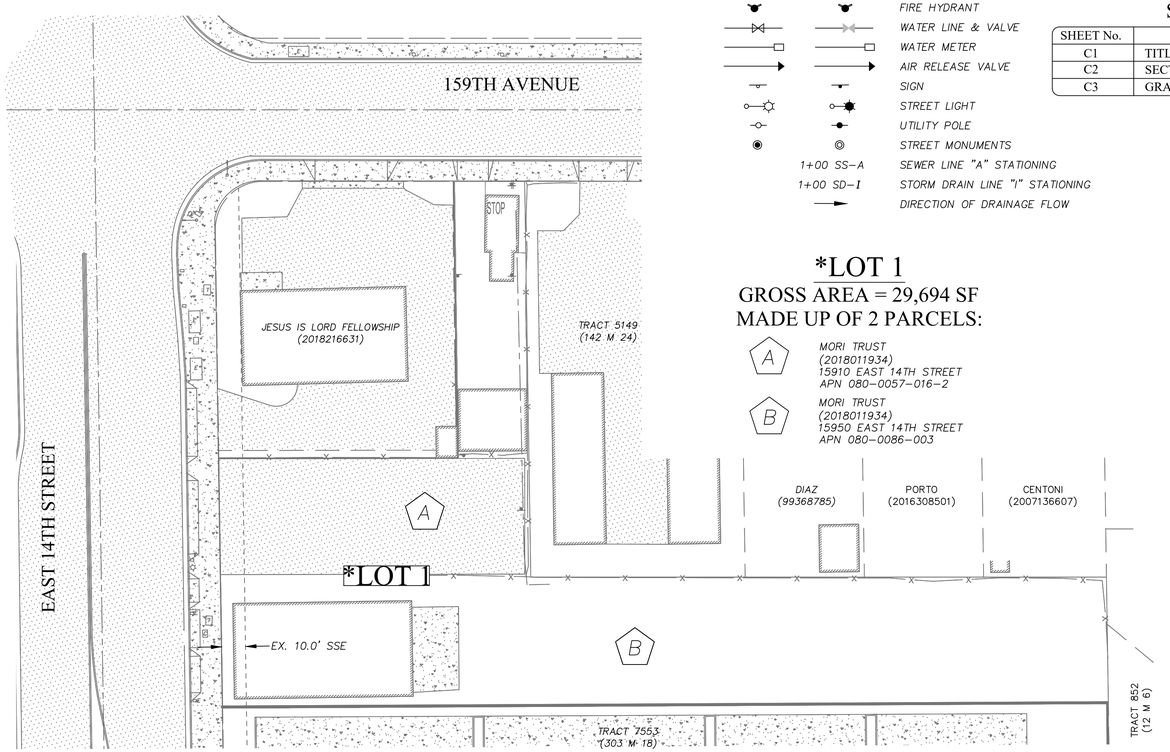
BASIS OF BEARINGS

THE BEARING OF NORTH 48°59'36" WEST, TAKEN BETWEEN THE TWO FOUND MONUMENTS ALONG THE MONUMENT LINE OF MATEO ST. (FORMALLY MARLIN ST.) AS SHOWN ON THAT CERTAIN MAP ENTITLED "TRACT MAP 7738", RECORDED IN BOOK 295 OF MAPS, AT PAGES 4-6, ALAMEDA COUNTY RECORDS.

GRAPHIC SCALE
30 15 0 30
(IN FEET)
1 inch = 30 feet

AREA SUMMARY

TOTAL PROJECT AREA:	29,694 SF
EXISTING IMPERVIOUS AREA:	13,064 SF
EXISTING PERVIOUS AREA:	16,630 SF
POST-PROJECT IMPERVIOUS AREA:	9,467 SF
POST-PROJECT PERVIOUS AREA:	20,227 SF
TOTAL DISTURBED AREA:	31,571 SF



*LOT 1

GROSS AREA = 29,694 SF
MADE UP OF 2 PARCELS:

A — MORI TRUST (2018011934) 15910 EAST 14TH STREET APN 080-0057-016-2

B — MORI TRUST (2018011934) 15950 EAST 14TH STREET APN 080-0086-003

SITE PLAN

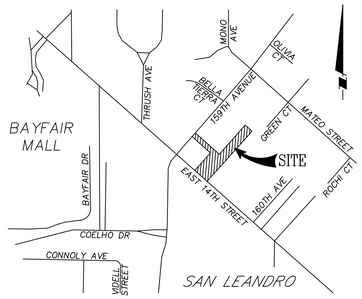
SCALE: 1" = 30'

DIAL TOLL FREE 811 AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF NORTHERN CALIFORNIA

NOTE:
THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITIES AND EXERCISE EXTREME CAUTION IN AREAS OF BURIED UTILITIES DURING CONSTRUCTION.

LEGEND

EXISTING	PROPOSED	ITEM
		PAVEMENT
		SIDEWALK
		CURB & GUTTER
		SANITARY SEWER MAIN
		SANITARY SEWER MANHOLE
		STORM DRAIN LINE
		STORM DRAIN MH
		INLET OR CATCH BASIN
		FIRE HYDRANT
		WATER LINE & VALVE
		WATER METER
		AIR RELEASE VALVE
		SIGN
		STREET LIGHT
		UTILITY POLE
		STREET MONUMENTS
1+00 SS-A		SEWER LINE "A" STATIONING
1+00 SD-1		STORM DRAIN LINE "1" STATIONING
		DIRECTION OF DRAINAGE FLOW



VICINITY MAP

NOT TO SCALE

SHEET INDEX

SHEET No.	DESCRIPTION
C1	TITLE SHEET
C2	SECTIONS & DETAILS
C3	GRADING, DRAINAGE & UTILITY PLAN

C3 FOR SMALL PROJECTS NOTE:

PROJECT WILL CREATE OR REPLACE 2500 SQUARE FEET OF IMPERVIOUS SURFACE AND THEREFORE FALLS UNDER THE REQUIREMENTS OF PROVISION C.3.i. IN THE MUNICIPAL REGIONAL STORMWATER PERMIT ISSUED BY THE CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARDS FOR THE SAN FRANCISCO BAY REGION AND CENTRAL VALLEY REGIONS.

PER "APPENDIX L – SITE DESIGN REQUIREMENTS FOR SMALL PROJECTS" THE FOLLOWING STORMWATER TREATMENT MEASURE WILL BE IMPLEMENTED:

1. THE NEW DRIVEWAY AND REAR PATIO SHALL BE CONSTRUCTED OF PERVIOUS CONCRETE

ABBREVIATIONS

AC	– ASPHALT CONCRETE
BC	– BOTTOM OF CURB
BOW	– BACK OF WALK
BW	– BOTTOM OF WALL
C&G	– CURB AND GUTTER
CO	– CLEANOUT
CONC	– CONCRETE
COA	– COUNTY OF ALAMEDA
CV	– CHECK VALVE
DET	– DETAIL
DI	– DRAIN INLET
DWG	– DRAWING
DWY	– DRIVEWAY
E	– EAST
ELEC	– ELECTRICAL
EP	– EXISTING PAVEMENT ELEVATION
EX	– EXISTING
F	– FIRE
FDC	– FIRE DEPARTMENT CONNECTION
FF	– FINISH FLOOR ELEVATION
FG	– FINISH GRADE ELEVATION
FH	– FIRE HYDRANT
FL	– FLOW LINE ELEVATION
FS	– FIRE SERVICE
GB	– GRADE BREAK
HB	– HOSE BIB
HP	– HIGH POINT
LF	– LINEAR FEET
MAX	– MAXIMUM
MIN	– MINIMUM
(N)	– NEW/PROPOSED
N	– NORTH
NTS	– NOT TO SCALE
P	– PAD ELEVATION
PB	– PULL BOX
PIV	– POST INDICATOR VALVE
PL	– PROPERTY LINE
PVC	– POLYVINYL CHLORIDE PIPE
PVMT	– PAVEMENT
RCP	– REINFORCED CONCRETE PIPE
ROW	– RIGHT OF WAY
S	– SLOPE, SOUTH
SBDR	– SUBDRAIN
SD	– STORM DRAIN
SDWK	– SIDEWALK
SF	– SQUARE FEET
SHT	– SHEET
SL	– STREETLIGHT/ELECTROLIER
SS	– SANITARY SEWER
SSE	– SANITARY SEWER EASEMENT
STD	– STANDARD
TC	– TOP OF CURB ELEVATION
TEL	– TELEPHONE
TEMP	– TEMPORARY
TW	– TOP OF WALL
TYP	– TYPICAL
WS	– WATER SERVICE

"BRECHT MULTI-FAMILY/RETAIL" - PRELIM. GRADING, DRAINAGE & UTILITY PLAN - 5-16-2022

DATE: 5/16/2022
SCALE: AS SHOWN
DESIGNED BY:
DRAWN BY: RF
CHECKED BY: GM

REGISTERED PROFESSIONAL ENGINEER — DONALD B. CAMPOS — No. 66714 — Exp. 06-30-22 — CIVIL — STATE OF CALIFORNIA

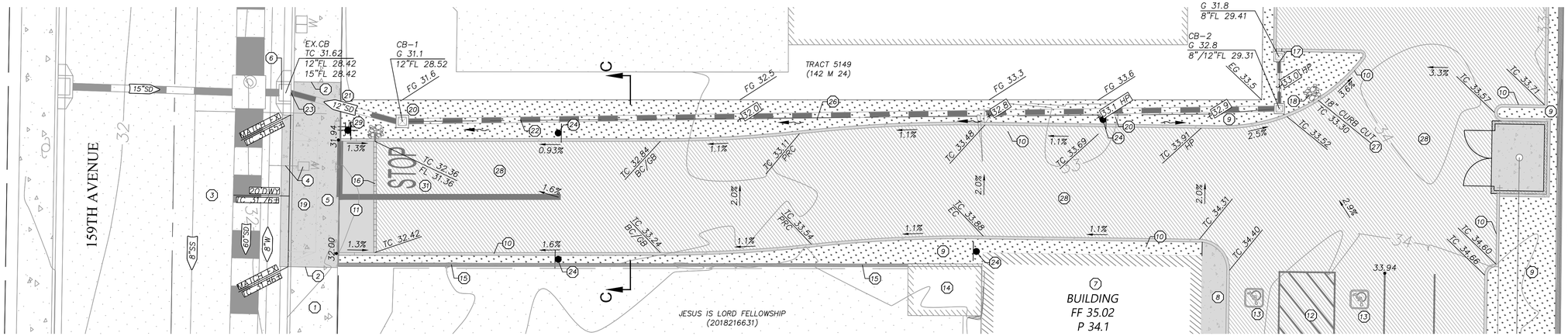
No.	DATE	APVD.	REVISION

TERRA FIRMA
ENGINEERING-SURVEYING-LAND PLANNING
GOLF COURSE DESIGN
3710 LONE TREE WAY #113, ANTIOCH, CA. 94509
PH: 925-437-3700

TITLE SHEET
15910 & 15950 EAST 14TH STREET

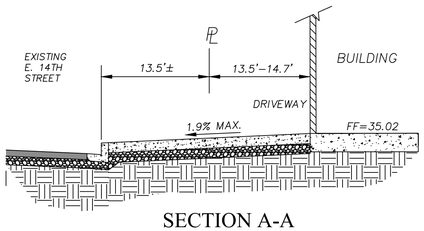
SAN LEANDRO — ALAMEDA COUNTY — CALIFORNIA

SHEET 1 OF 3 SHEETS
PROJECT NO. 2066
FILE No.



DETAIL "A"
1" = 10'

GRAPHIC SCALE
10 5 0 10
(IN FEET)
1 inch = 10 feet



SECTION A-A
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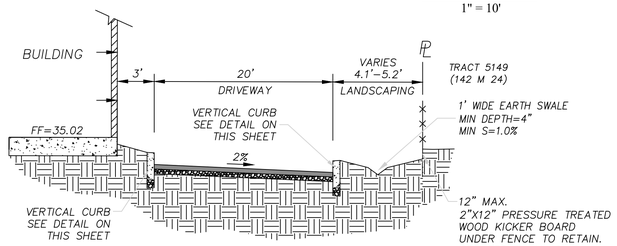

SECTION D-D
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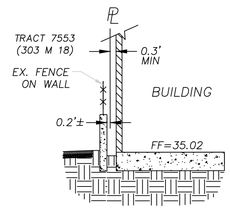
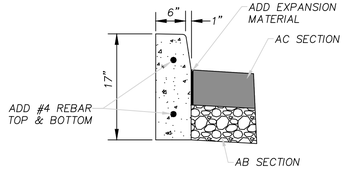


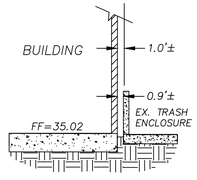
SECTION G-G
NOT TO SCALE



VERTICAL CURB IN COMMON DRIVEWAYS
NOT TO SCALE

KEY LEGEND

1. EX. CURB, GUTTER & SIDEWALK TO REMAIN
2. MATCH EXISTING CURB, GUTTER AND SIDEWALK
3. EXISTING PAVEMENT TO REMAIN
4. EXISTING WATER METER & SERVICE LATERAL TO BE REMOVED
5. INSTALL CURB, GUTTER AND/OR SIDEWALK PER COSL STD DWG 100
6. EXISTING CATCH BASIN TO REMAIN
7. MIXED USE BUILDING – SEE ARCHITECTURAL PLANS
8. CONCRETE FLATWORK (4"CONC/4"AB)
9. LANDSCAPE AREA (TYP)
10. 6" VERTICAL CURB PER DETAIL ON SHEET C2
11. ASPHALT PAVEMENT
12. ACCESS AISLE STRIPED AREA WITH 36" MAX. SPACING
13. ACCESSIBLE PARKING SPACE WITH EMBLEM
14. EXISTING TRASH ENCLOSURE TO REMAIN
15. EXISTING RETAINING WALL TO REMAIN
16. 6" CHANNEL DRAIN WITH SUBSURFACE SLOPE = 0.7%
17. 10 LF 8" HDPE STORM DRAIN PIPE, S=1.0%
18. COBBLESTONES (TYP) AT CURB CUTS
19. 20' WIDE CONCRETE DRIVEWAY APPROACH PER COSL STD DWG 102
20. CHRISTY V64 INLET
21. 20 LF 12" HDPE STORM DRAIN PIPE, S=0.5%
22. 158 LF 12" HDPE STORM DRAIN PIPE, S=0.5%
23. CONNECT TO EX. STORM DRAIN CATCH BASIN
24. R26F NO STOPPING FIRE LANE SIGN
25. TRASH ENCLOSURE – SEE ARCHITECTURAL PLAN
26. 1' WIDE EARTH SWALE, MIN DEPTH=4", MIN S=1.0%
27. 18" CURB CUT. SEE DETAIL ON THIS SHEET
28. PERVIOUS PAVING
29. PRIVATE STREET NAME SIGN/R1–1 STOP SIGN
30. WOOD FENCE WITH KICKER TO RETAIN 12" MAX AT PROPERTY LINE
31. 40' LF DOUBLE YELLOW (CA MUTCD DET. 21) & "STOP" LEGEND



SECTION B-B
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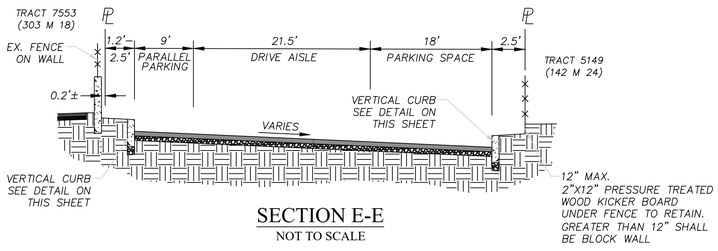
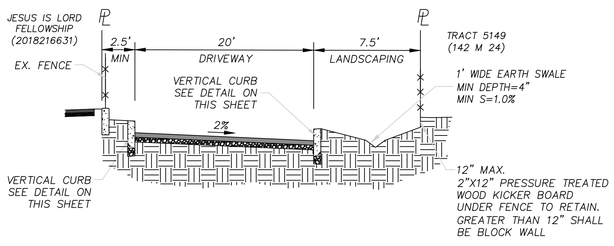
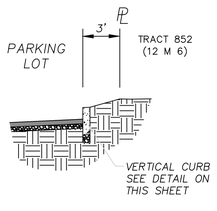


SECTION E-E
NOT TO SCALE



SECTION C-C
NOT TO SCALE



SECTION F-F
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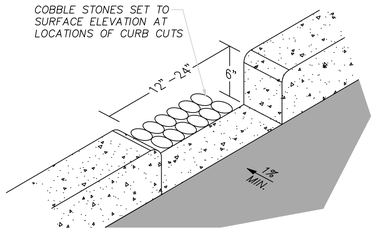


18" CURB CUT
NOT TO SCALE

DATE: 5/16/2022
SCALE: AS SHOWN
DESIGNED BY:
DRAWN BY: RF
CHECKED BY: GM

REGISTERED PROFESSIONAL ENGINEER
RONALD B. CAMPOS
No. 66714
Exp. 09-30-22
CIVIL
STATE OF CALIFORNIA

No.	DATE	APVD.	REVISION

TERRA FIRMA
ENGINEERING-SURVEYING-LAND PLANNING
GOLF COURSE DESIGN
3710 LONE TREE WAY #113, ANTIOCH, CA. 94509
PH: 925-437-3700

SECTIONS AND DETAILS
15910 & 15950 EAST 14TH STREET

SAN LEANDRO ALAMEDA COUNTY CALIFORNIA

SHEET 2 OF 3 SHEETS

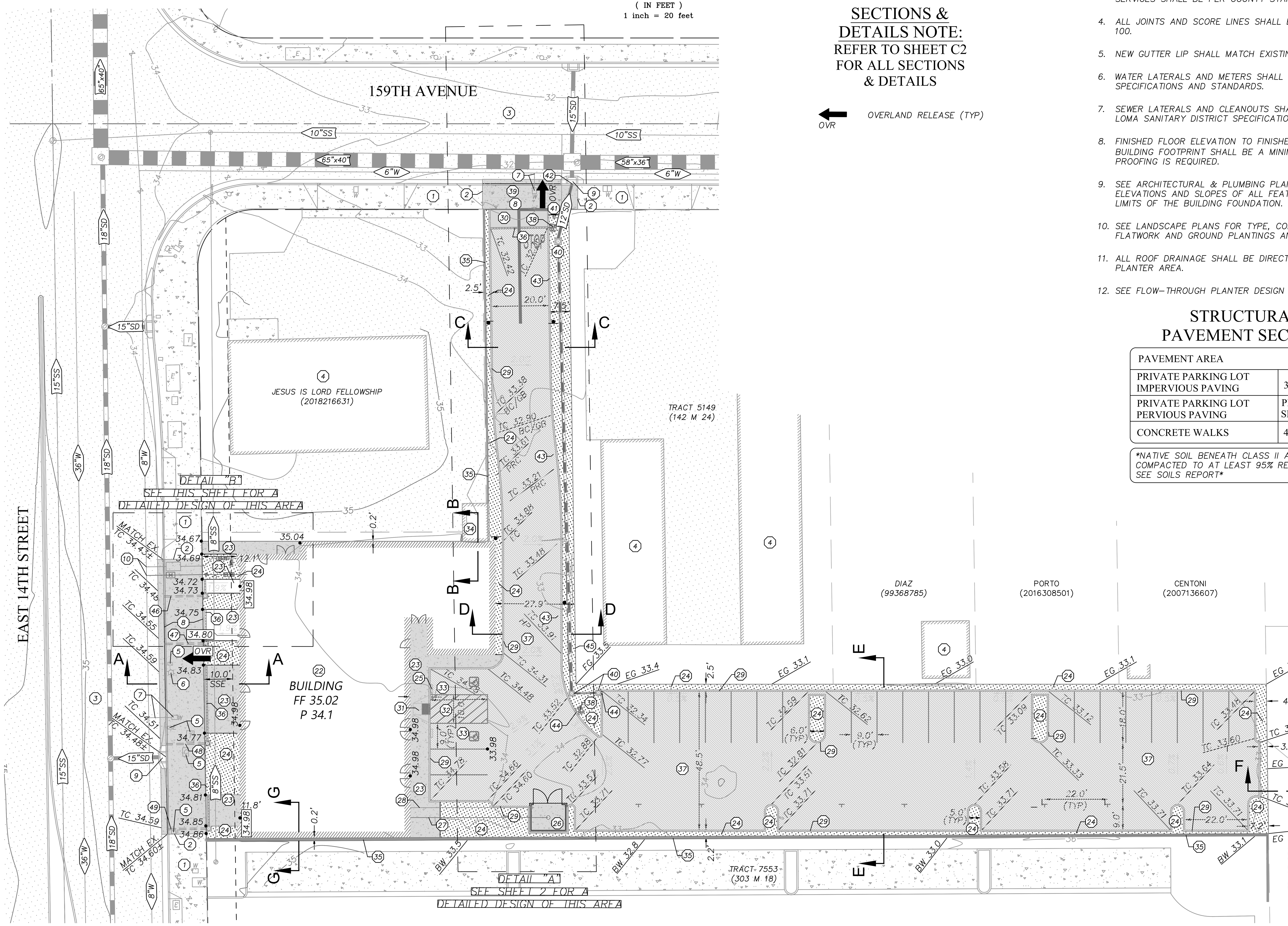
PROJECT NO. 2066

FILE No.

DIAL TOLL FREE
811
AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF NORTHERN CALIFORNIA

NOTE:
THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITIES AND EXERCISE EXTREME CAUTION IN AREAS OF BURIED UTILITIES DURING CONSTRUCTION.

GRAPHIC SCALE
(IN FEET)
1 inch = 20 feet



SECTIONS & DETAILS NOTE:
REFER TO SHEET C2 FOR ALL SECTIONS & DETAILS

OVR — OVERLAND RELEASE (TYP)

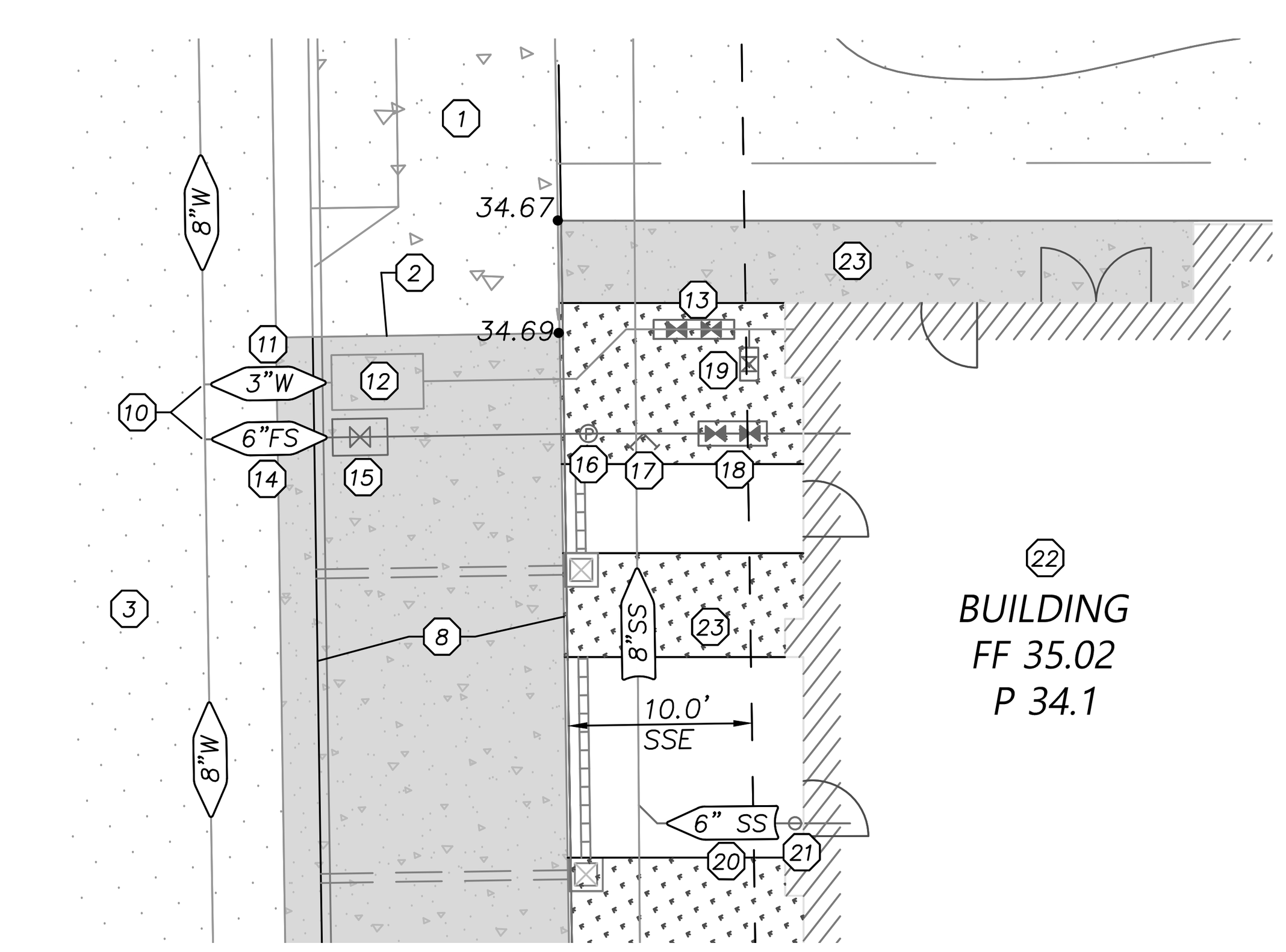
NOTES:
1. CONTRACTOR TO USE EXTREME CAUTION WHILE TRENCHING IN EAST 14TH STREET AND 159TH AVENUE AND SHALL VERIFY ELEVATION AND LOCATION OF EXISTING UTILITIES TO ENSURE THERE ARE NO CONFLICTS WITH THE PROPOSED IMPROVEMENTS.
2. ALL EXISTING UTILITY LATERALS (WATER, SEWER) AND SERVICES (CABLE, PHONE, GAS, ELECTRICAL) SHALL BE REMOVED BACK TO THE ASSOCIATED MAIN OR TRENCH. NEW SERVICES SHALL BE INSTALLED PER PLAN.
3. TRENCHING IN EAST 14TH STREET AND 159TH AVENUE FOR UTILITY SERVICES SHALL BE PER COUNTY STANDARD DETAIL DWG 120 & 122.
4. ALL JOINTS AND SCORE LINES SHALL BE PER COUNTY STANDARD DWG 100.
5. NEW GUTTER LIP SHALL MATCH EXISTING PAVEMENT ELEVATION.
6. WATER LATERALS AND METERS SHALL BE INSTALLED PER EBMUD SPECIFICATIONS AND STANDARDS.
7. SEWER LATERALS AND CLEANOUTS SHALL BE INSTALLED PER ORO LOMA SANITARY DISTRICT SPECIFICATIONS AND STANDARDS.
8. FINISHED FLOOR ELEVATION TO FINISHED GRADE ELEVATION AT THE BUILDING FOOTPRINT SHALL BE A MINIMUM OF 8", OTHERWISE WATER PROOFING IS REQUIRED.
9. SEE ARCHITECTURAL & PLUMBING PLANS FOR FINAL LOCATION, DESIGN ELEVATIONS AND SLOPES OF ALL FEATURES AND PIPES WITHIN THE LIMITS OF THE BUILDING FOUNDATION.
10. SEE LANDSCAPE PLANS FOR TYPE, COLOR & FINISH OF ALL CONCRETE FLATWORK AND GROUND PLANTINGS AND SURFACING.
11. ALL ROOF DRAINAGE SHALL BE DIRECTED TO THE FLOW-THROUGH PLANTER AREA.
12. SEE FLOW-THROUGH PLANTER DESIGN DETAIL ON SHEET 2.

STRUCTURAL PAVEMENT SECTION

PAVEMENT AREA	
PRIVATE PARKING LOT IMPERVIOUS PAVING	3" AC / 10" AB
PRIVATE PARKING LOT PERVIOUS PAVING	PER MANUFACTURER'S SPECIFICATIONS
CONCRETE WALKS	4" CONC / 4" AB

NATIVE SOIL BENEATH CLASS II AB SECTION SHALL BE COMPACTED TO AT LEAST 95% RELATIVE COMPACTION. SEE SOILS REPORT

KEY LEGEND
1. EX. CURB, GUTTER & SIDEWALK TO REMAIN
2. MATCH EXISTING CURB, GUTTER AND SIDEWALK
3. EXISTING PAVEMENT TO REMAIN
4. EXISTING BUILDING/STRUCTURE
5. EX. UTILITY BOX/VAULT TO REMAIN. ADJUST TO GRADE AS NEEDED
6. EX. STREET LIGHT TO REMAIN. ADJUST TO GRADE AS NEEDED
7. EXISTING WATER METER & SERVICE LATERAL TO BE REMOVED
8. INSTALL CURB, GUTTER AND/OR SIDEWALK PER COSL STD DWG 100
9. EXISTING CATCH BASIN TO REMAIN
10. CONNECT TO EXISTING WATER MAIN
11. 3" DOMESTIC SERVICE WATER LATERAL
12. 3" COMPOUND WATER METER
13. 3" REDUCED PRESSURE PRINCIPAL ASSEMBLY
14. 6" FIRE SERVICE LATERAL
15. 6" DETECTOR CHECK METER ASSEMBLY
16. FREESTANDING POST INDICATOR VALVE (PIV)
17. FREESTANDING FIRE DEPARTMENT CONNECTION (FDC)
18. 6" DOUBLE CHECK DETECTOR ASSEMBLY
19. IRRIGATION BACKFLOW PREVENTER
20. 6" SANITARY SEWER LATERAL AT 2% MIN.
21. 6" SANITARY SEWER CLEANOUT
22. MIXED USE BUILDING - SEE ARCHITECTURAL PLANS
23. CONCRETE FLATWORK (4"CONC/4"AB)
24. LANDSCAPE AREA (TYP)
25. WHEELSTOP (TYP)
26. TRASH ENCLOSURE - SEE ARCHITECTURAL PLAN
27. SEWER LINE FROM TRASH ENCLOSURE
28. WATER LINE TO TRASH ENCLOSURE
29. 6" VERTICAL CURB PER DETAIL ON SHEET C2
30. ASPHALT PAVEMENT
31. CURB RAMP WITH TRUNCATED DOMES
32. ACCESS AISLE STRIPED AREA WITH 36" MAX. SPACING
33. ACCESSIBLE PARKING SPACE WITH EMBLEM
34. EXISTING TRASH ENCLOSURE TO REMAIN
35. EXISTING RETAINING WALL TO REMAIN
36. 6" CHANNEL DRAIN - MIN. SLOPE = 0.50%
37. PERVIOUS PAVING
38. COBBLESTONES (TYP) AT INLET TO FLOW-THROUGH PLANTER
39. 20' WIDE CONCRETE DRIVEWAY APPROACH PER COSL STD DWG 102
40. CHRISTY V64 INLET
41. 12" HDPE STORM DRAIN PIPE AT 1% MIN.
42. CONNECT TO EX. STORM DRAIN CATCH BASIN
43. C.3 PLANTER PERIMETER WALL (TYP) WITH METAL HANDRAIL ABOVE TOP OF WALL TO BE 6" ABOVE PAVEMENT (MIN.)
44. 18" CURB CUT. SEE DETAIL ON SHEET C2
45. WOOD FENCE WITH KICKER TO RETAIN 12" MAX AT PROPERTY LINE
46. COUNTY OF ALAMEDA TYPE II SIDEWALK DRAIN (ACPWA SD-527) W/CHRISTY V12 DRAIN BOX TG 34.73 FL 34.31
47. COUNTY OF ALAMEDA TYPE II SIDEWALK DRAIN (ACPWA SD-527) W/CHRISTY V12 DRAIN BOX TG 34.80 34.38
48. COUNTY OF ALAMEDA TYPE II SIDEWALK DRAIN (ACPWA SD-527) W/CHRISTY V12 DRAIN BOX TG 34.76 FL 34.34
49. COUNTY OF ALAMEDA TYPE II SIDEWALK DRAIN (ACPWA SD-527) W/CHRISTY V12 DRAIN BOX TG 34.85 FL 34.43



DETAIL "B"
1" = 10'

GRAPHIC SCALE
(IN FEET)
1 inch = 10 feet

DATE: 5/16/2022
SCALE: AS SHOWN
DESIGNED BY:
DRAWN BY: RF
CHECKED BY: GM

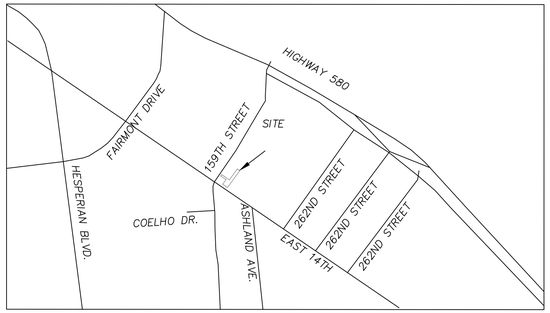
REGISTERED PROFESSIONAL ENGINEER RONALD B. CAMPOS No. 66714 Exp. 09-30-22 CIVIL STATE OF CALIFORNIA

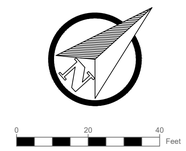
No.	DATE	APVD.	REVISION

TERRA FIRMA
ENGINEERING-SURVEYING-LAND PLANNING
GOLF COURSE DESIGN
3710 LONE TREE WAY #113, ANTIOCH, CA. 94509
PH: 925-437-3700

GRADING & DRAINAGE PLAN
15910 & 15950 EAST 14TH STREET
SAN LEANDRO ALAMEDA COUNTY CALIFORNIA

SHEET 3 OF 3 SHEETS
PROJECT NO. 2066
FILE No.

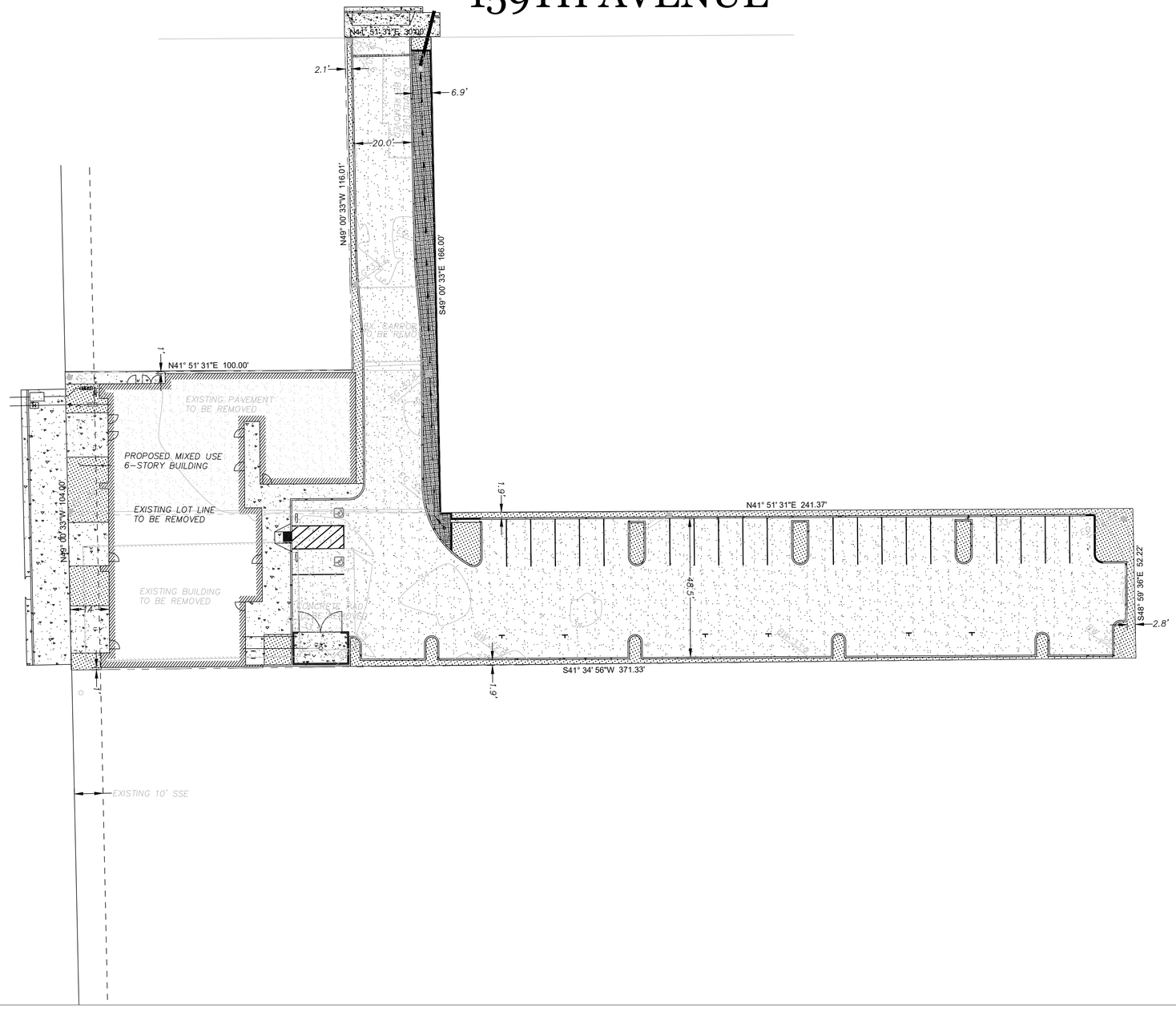




SCALE: 1"=20'

159TH AVENUE

EAST 14TH STREET



OCTOBER 20, 2021
SCALE: AS SHOWN
DESIGNED BY: R A M
DRAWN BY: G J M
CHECKED BY: R C

No.	DATE:	APV'D	REVISION

Lot Merger

15910-15950 EAST 14TH STREET

SAN LEANDRO CONTRA COSTA COUNTY CALIFORNIA

TERRA FIRMA

ENGINEERING-SURVEYING
LAND PLANNING
GOLF COURSE DESIGN
3710 LONE TREE WAY #113
ANTIOCH, CA. 94509
PH: 925-437-3700

BOUNDARY AND TOPOGRAPHIC SURVEY

15910-15950 EAST 14TH STREET

CITY OF SAN LEANDRO
COUNTY OF ALAMEDA
STATE OF CALIFORNIA

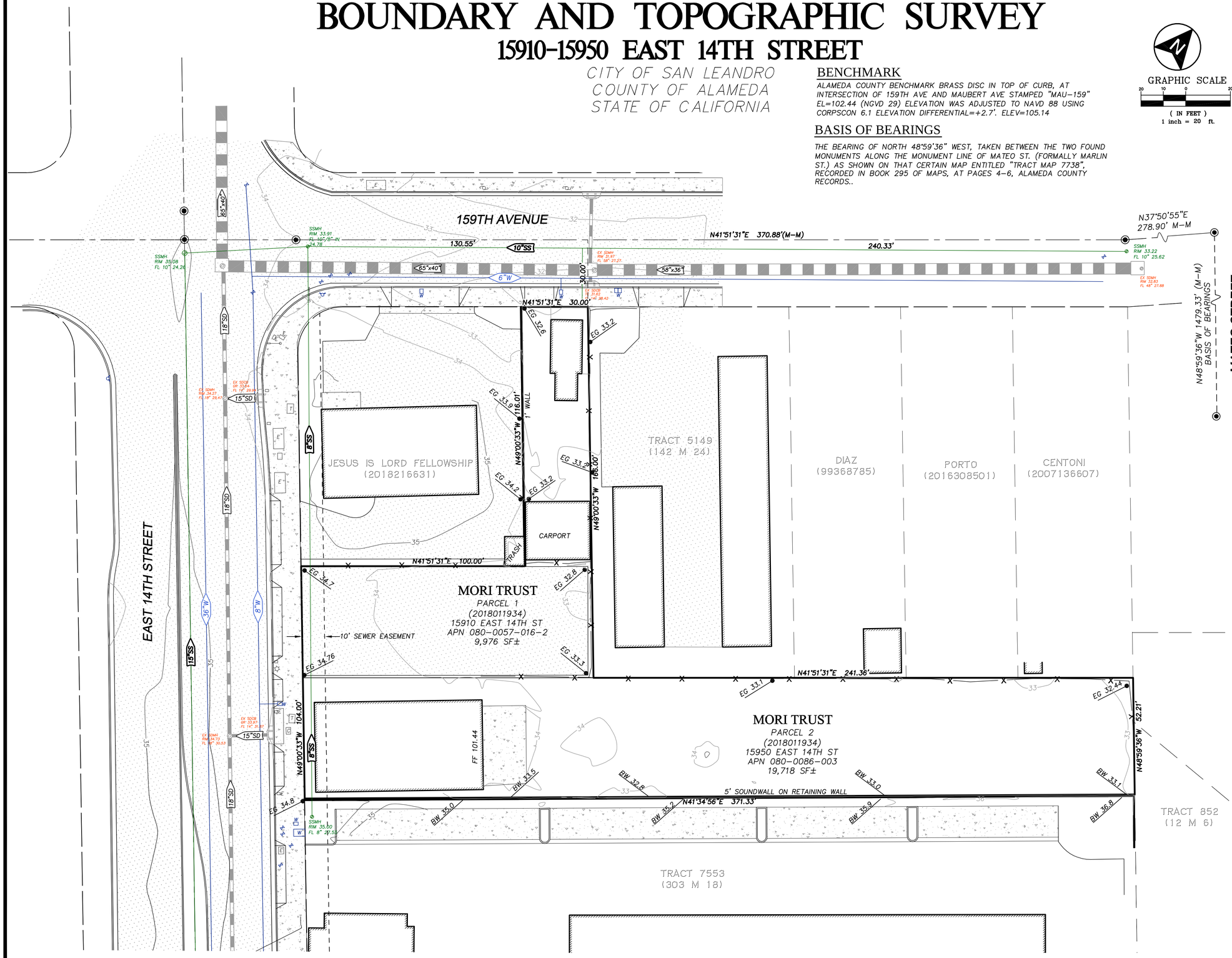
BENCHMARK

ALAMEDA COUNTY BENCHMARK BRASS DISC IN TOP OF CURB, AT INTERSECTION OF 159TH AVE AND MAUBERT AVE STAMPED "MAU-159" EL=102.44 (NGVD 29) ELEVATION WAS ADJUSTED TO NAVD 88 USING CORPSCON 6.1 ELEVATION DIFFERENTIAL=+2.7'. ELEV=105.14

BASIS OF BEARINGS

THE BEARING OF NORTH 48°59'36" WEST, TAKEN BETWEEN THE TWO FOUND MONUMENTS ALONG THE MONUMENT LINE OF MATEO ST. (FORMALLY MARLIN ST.) AS SHOWN ON THAT CERTAIN MAP ENTITLED "TRACT MAP 7738", RECORDED IN BOOK 295 OF MAPS, AT PAGES 4-6, ALAMEDA COUNTY RECORDS..

GRAPHIC SCALE
20 10 0 20
(IN FEET)
1 inch = 20 ft.



LEGEND

EXISTING	ITEM
	BOUNDARY
	R/W
	ADJACENT PROPERTY LINE
	CENTERLINE
	EASEMENT LINE
	BUILDING LINE
	RETAINING WALL
X	FENCE LINE
75	INDEX CONTOUR
71	INTERMEDIATE CONTOURS
EX SS	SEWER LINE
EX W	WATER LINE
EX SD	STORM LINE
	PAVEMENT
	CONCRETE
C	CABLE BOX
E	PGE BOX
W	WATER METER
T	TELEPHONE BOX
	CATCH BASIN
	WATER VALVE
	FIRE HYDRANT
	STREETLIGHT
S	SEWER MANHOLE
D	STORM MANHOLE
	FOUND MONUMENT
PP	POWER POLE

EG	EXISTING GRADE
BW	BOTTOM OF WALL
FF	FINISH FLOOR

LICENSED LAND SURVEYOR ★ ROB V. LEVANO ★ NO. 8514 ★ STATE OF CALIFORNIA

817 Arnold Drive Ste. 50
Martinez, CA 94553
Ph: (925) 476-8499
www.apexce.net

APEX
CIVIL ENGINEERING & LAND SURVEYING

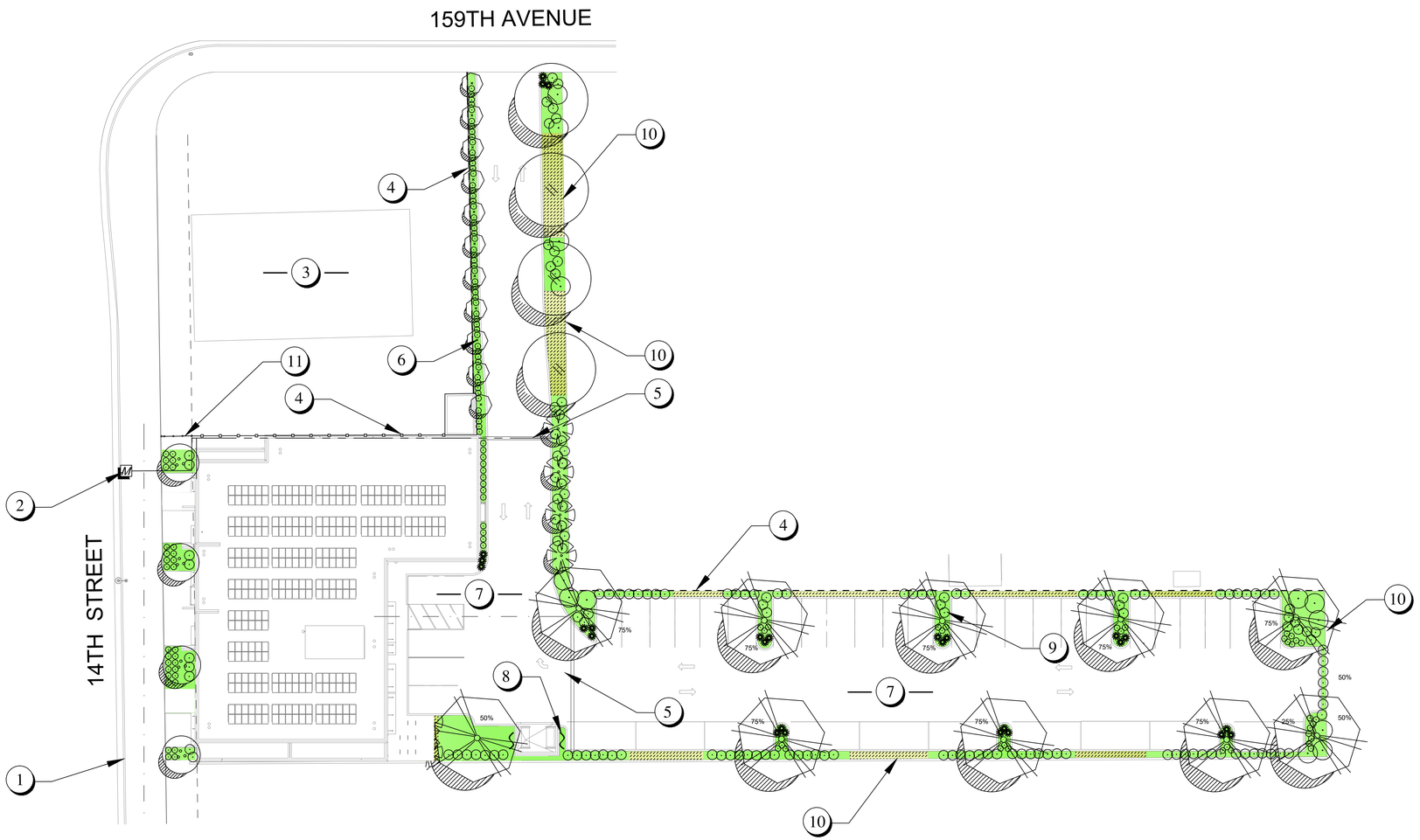
NO.	REVISIONS	BY	APP	DATE

TOPOGRAPHIC SURVEY
15910-15950 EAST 14TH STREET, SAN LEANDRO,CA

SHEET
1 OF 1

DATE
03-20-2019

PROJ#19014



LANDSCAPE DESIGN STATEMENT

THE INTENT OF LANDSCAPE DESIGN AS SHOWN IS TO PROVIDE DURABLE, CLIMATE ADAPTED PLANTING IN SEVERAL DIFFERENT CATAGORIES: STREET-FRONT (AT 14TH ST.), PERIMETER (AT 159TH ACCESS), PARKING AND TRAFFIC ISLAND CONDITIONS (HEAT AND TRAFFIC TOLERANT), ALL THE WHILE PROVIDING SEASONAL COLOR AND FLOWERING INTEREST, REDUCED MAINTENANCE NEEDS, AND WATER USE THAT CONFORMS TO THE LIMITS DESCRIBED IN A.B. 1881.

NON-WOODY PLANTS AND GROUNDCOVERS SHALL BE USED IN PLANTERS LESS THAN 3 FT. WIDTH. AND AT PARKING OVERHANGS.

TREES SHALL PRESENT MINIMAL ROOT INTRUSION HABITS, AND PROVIDE SHADE FOR 40% OF PARKING SPACES AND 24 FT. WIDE PARKING ACCESSWAYS (AS SHOWN).

THERE WILL BE NO TURF AREAS ON THIS PROJECT.

LANDSCAPE / SITE ELEMENTS

1. EXISTING CURB AND GUTTER AT 14TH ST. TO REMAIN.
2. 3/4" DEDICATED WATER METER FOR IRRIGATION USE.
3. EXISTING BUILDING TO REMAIN. NO IRRIGATION OR PLANTING WITHING 12".
4. NEW WOOD FENCE PER 6-6, ALAMEDA COUNTY RESIDENTIAL STANDARDS AND GUIDELINES.
5. (2) 4" P.V.C. SLEEVES AT 1-1/2" PRESSURE MAINLINE, 18" COVER MIN. AT PAVING, 24" MIN. AT BUILDING.
6. ROOT BARRIERS TO BE INSTALLED AT ALL TREES IN 6 FT. OR LESS PLANTING AREAS AND UTILITIES, 'BIO-BARRIER' OR SIMILAR TO 24" DEPTH.
7. PARKING AND 24 FT. WIDE ACCESS LANES, 11,055 SF TOTAL.
8. SELF-CLINGING EVERGREEN VINES AT GARBAGE ENCLOSURE BY ARCH.
9. PARKING AREA PERIMETER PLANTING SHALL BE LOW WATER USE PLANTING: DWARF BOTTLE BRUSH, JERUSALEM SAGE, COFFEE BERRY, GOLD COIN, PHEASANT GRASS.
10. TUBE STEEL FENCE ATOP RETAINING WALL PER CIVIL FOR 6 FT. HEIGHT TOTAL.
11. 4 FT. HIGH FREE-STANDING WOOD FENCE, P.L. TO 10 FT. INTO PROJECT.

LANDSCAPE WATER USE CALCULATIONS

THE MAXIMUM APPLIED WATER ALLOWANCE (MAWA) IN GALLONS PER YEAR FOR LANDSCAPE AREAS SHOWN IS BASED ON THE FOLLOWING FORMULA:

MAWA = (Eto) (GC) (ETAF x LA) + SLA
MAWA = 41.80" x 0.62 x 0.45 x 4,050 + 0 = 47,232 gallons/year

Eto = MAX. ANNUAL EVAPOTRANSPIRATION (PER CITY OF SAN LEANDRO ETo RATING).
ETAF = (EVAPOTRANSPIRATION FACTOR, ADJUSTS WATER NEED BASED ON PLANT FACTOR AND IRRIGATION EFFICIENCY
LA = TOTAL LANDSCAPE AREA PER PLAN
SLA = SPECIAL LANDSCAPE AREA (NONE ON THIS SITE)
GC = CONVERSION FACTOR (TO GALLONS)

IRRIGATION DESIGN STATEMENT

WEATHER SENSING TECHNOLOGY, FLOW SENSING AND RAIN SHUTOFF TECHNOLOGY WILL BE INCORPORATED INTO THE FINAL DESIGN OF LANDSCAPE. MOST PLANTING SUCH AS SHRUBS AND GROUND-COVERS WILL BE IRRIGATED WITH POINT-SPECIFIC, LOW FLOW DRIP IRRIGATION. ALL DRIP LINES TO BE STAKED AND COVERED BY HARDWOOD CHIP MULCH, 3" MIN.

THERE WILL BE NO TURF AREAS ON THIS PROJECT.

NEWLY PLANTED TREES WILL BE IRRIGATED USING NETAFIM MULTI-EMITTER COLLARS TO PREVENT RUNOFF. TREES WILL BE IRRIGATED SEPERATELY FROM SHRUBS AND GROUNDCOVERS.

ALL NON-GROUND COVER PLANTED IRRIGATED AREAS - TOP-DRESS WITH 3" HARDWOOD CHIP MULCH.

ALL HYDRO-ZONES (BASED ON SUN EXPOSURE AND PLANT TYPE) WILL BE IRRIGATED SEPERATELY.

MAX. DESIGN FLOW: 20 G.P.M. MAX IN 1-1/2" PRESSURE MAIN. DESIGN PRESSURE: 25 PSI

OWNER SHALL PROVIDE AUDIT OF FINISHED IRRIGATION SYSTEM BY A CERTIFIED THIRD PARTY, TO INCLUDE RECOMMENDED MAX. SEASONAL RUN TIMES (JULY) AND QUARTERLY ADJUSTMENTS TO SCHEDULE.

PROPOSED PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE (GAL.)	*WUCOLS	MATURE SIZE / SHADE
	PISTACIA KEITH DAVEY 30 FT DIAMETER AT 15 YRS. 706 SQ. FT.	FRUITLESS PISTACHE	15 GAL	LOW	4,942 SF
	ACER BUERGERANUM OR TRISTANIA LAURINA 20 FT DIAMETER AT 15 YRS. 315 SQ. FT.	TRIDENT MAPLE SWAMP MYRTLE	15 GAL.	MODERATE	
	SYRINGA RETICULATA 25 FT DIAMETER AT 15 YRS. 490 SQ. FT.	JAPANESE LILAC TREE	15 GAL.	MODERATE	490 SF
	CERCIS OKLAHOMA OR LAGERSTROMIA F. 'TWILIGHT' 15 FT DIAMETER AT 15 YRS. 176 SQ. FT.	EASTERN REDBUD CRAPE MYRTLE	15 GAL.	LOW	
	PLATANUS 'BLOODGOOD' 30 FT DIAMETER AT 15 YRS. 706 SQ. FT.	LONDON PLANE TREE	24" BOX	MODERATE	
75%	*SHOWS PERCENTAGE OF CANOPY SHADING PARKING/ACCESS				TOTAL SHADE AT 15 YRS. 5,432 SF / 123% OF REQ.
	EVERGREEN SCREENING SHRUBS				
	RHAMNUS SAN BRUNO	COFFEE BERRY	5 GAL.	LOW	
	PRUNUS CAROLINIANA	CAROLINA CHERRY	5 GAL.	LOW	
	DODONAEA SARATOGA	PURPLE HOPSEED	5 GAL.	LOW	
	CALLISTEMON CAPTAIN COOK	DWARF BOTTLE BRUSH	5 GAL.	LOW	
	WESTRINGIA SMOKEY	GREY COAST ROSEMARY	5 GAL.	LOW	
	PHLOMIS FRUTICOSA	JERUSALEM SAGE	1 GAL.	LOW	
	MEDIUM SHRUBS AND PERENNIALS				
	ANIGOZANTHOS FLAVIDUM	GOLD KANGAROO PAW	5 GAL.	LOW	
	LOBELIA LAXA	FIRE CRACKER SHRUB	1 GAL.	LOW	
	ASTERISCUS MARITIMA	GOLD COIN	1 GAL.	LOW	
	EURYOPS VIRIDIS	GOLD SHRUB DAISY	5 GAL.	LOW	
	ROSA APRICOT DRIFT	APRICOT CARPET ROSE	2 GAL.	MODERATE	
	TEUCHRIUM COMPACTA	CREEPING GERMANDER	5 GAL.	LOW	
	GRASSES				
	ANEMANTHELE LESSONIANA	NEW ZEALAND WIND GRASS	1 GAL	LOW	
	MUHLENBERGIA CAPILLARIS	COTTON CANDY GRASS	1 GAL	LOW	
	GROUNDCOVER				
	LEYMUS TRITCOIDES AND CAREX 'ELK BLUE'	CREEPING WILD RYE BLUE SEDGE	D-POTS, 36" ON CENTER	LOW	
	HYPERICUM CALYCINIUM OR MYOPORUM 'PUTAH CREEK'	CREEPING ST. JOHN'S WORT OR CREEPING LAUREL	FLATS, 12" ON CENTER	MED	
	VINES				
	FICUS REPENS	CLIMBING FIG	1 GAL.	MED	

NOTES:
(1) PLANT MASSING IS CONCEPTUAL, GAPS ARE LEFT TO RETAIN CLARITY OF PLAN ELEMENTS. PLANT VARIETY MAY BE AMENDED PER OWNER IF WUCOLS (WATER USE CLASSIFICATION OF LANDSCAPE SPECIES) RATING REMAINS THE SAME.
(2) PLANTING GROUPED BY WATER USE (LOW, MED.) AND HYDROZONE (SHADE/SUN)

Great Valley Design, Inc.
Landscape Architecture
Land Planning
Water Management

1219 Spruce Lane
Davis, CA
(530) 231.5890

OWNER:

W & R SAN LEANDRO

PROJECT:

E. 14TH LOFTS

15910 / 15950 E. 14TH ST.
SAN LEANDRO CA, 94578

APN: 80-57-26-289-863

ARCHITECTS STAMP:

REGISTERED LANDSCAPE ARCHITECT
Scott R. Volmer
Lic. #4740
Exp. July 30, 2024
Date
STATE OF CALIFORNIA
NOT FOR CONSTRUCTION

PROJECT MANAGER:
S.V.

Scale:
1" = 20' - 0"

N

DATE:
MAY 10, 2022

REVISION:

SHEET NO.
L-1
of: 1

LANDSCAPE DESIGN CONCEPT

DATE	May 17, 2022
PROJECT NAME	The Lofts at East 14th
ADDRESS	15910, 15950 E. 14TH STREET. SAN LEANDRO, CA 94578
APN	80-57-16-2, 80-86-3

PROJECT DESCRIPTION

Overview

This project consists of the development of a new mixed-use multi- family and retail development on two parcels with APN's of 80-57-16-2 and 80-86-3. Both parcels are within the Ashland and Cherryland Business District Specific Plan (ACBDSP) and DMU zone. The proposed uses are allowed per the Specific Plan within the Alameda County jurisdiction and subject to the current Alameda County Municipal Code. Mailing addresses of the properties are 15910 and 15950 East 14th Street, San Leandro, Ca 94578.

The project proposal is for a 5,036 square feet of conditioned retail/commercial space along E. 14th, 36 apartments with studios to three (3) bedroom options, assigned parking for the 36 units with one EV parking space, and 2 ADA parking. Operating hours of all proposed retail/commercial spaces are yet to be determined, will be dependent on the tenant but they will be consistent with what is typical for the area.

Parcels

As part of the application we will make a request for a lot line adjustment to combine the two existing parcels. The combined parcels will result in a single 29,958 square foot parcel. The development ratios are broken down as follows: FAR is 1.14 proposed with 2.5 allowable and lot coverage is 24% proposed with a 90% allowable.

Residential

The residential portion of the site will be approximately 28,631 square feet and will consist of 5 residential levels. The five-story residential building will be positioned parallel to the main E. 14th St., set back 10 feet from the property line. Each unit will be ~750 to 1,140 square feet in size. There are 3 entrances to the residential units, one from E. 14th with a keypad for access, 2 from the rear from the resident parking lot.

Retail

The proposed mix-use development includes approximately 7,594.5 square feet of ground level conditioned and non-conditioned retail, commercial, utility, and outdoor spaces. Proposed uses in these retail spaces are what is allowed in the DMU/DC zone and the amount of units would be a maximum of 5 per the proposed shell. Access from the E. 14th St. directly and each retail/commercial space has rear access to parking lot to access trash. All commercial and retail spaces will be shells with agreements and tenant improvements per tenant use under a separate permit.

Circulation

The main E. 14th Ave. fire truck access is fully along the front property line. The parking lot is proposed coming off the secondary street at 159th Ave. Per the Fire Code Section 503 CFC, fire truck access goes into the driveway 150 feet with an additional 78 feet for the fire hose pull to furthest corner face of rear elevation.

Parking space sizing and striping will be consistent with ACBDSP standards with 2 van ADA parking, one EV charging, and then a mix of standard and compact parking. Bicycle parking will be located on the South property line next to the trash enclosure.

Construction

The buildings will be built with the construction type I-B. The exterior wall construction is a concrete ICF, for easy constructability and advanced thermal protection. The building will use structural elements that are noncombustible like heavy steel with spray-on insulation or enclosed in double layers of sheetrock, basic protected steel construction. Utilizing iSPAN Systems that uses cold-formed steel framing solutions, used for mid-rise construction. Utilizing concrete floor system with radiant solar floors

D O M U M

6532 Lonetree Blvd., Suite 102 | Rocklin, California 95765 | 888.352.2721 | domum.design

PROJECT DESCRIPTION

throughout every unit. An alternative material choice would be doing a podium construction with metal building on first level with wood framed construction above.

Parking

Ground level parking spaces are proposed to meet the minimum requirement for residential parking per Table 6.4.2 of the ACBDSP. Residential parking is designed to provide for one (1) reserved parking space per unit in accordance with ACBDSP Table 6.4.2 and with an EV spot and 2 Van ADA accessible parking available. Parking assignments will be generated for each unit and allotted during leasing.

Massing

The development will consist of one structure. Each level has covered decks facing the E. 14th and rear property lines with minimal exposure to the north and south properties. Setbacks are consistent with the ACBDSP 6.2.4 Development Standards for DMU/DC zones. Use of alternating and textured materials will help break down massing and comply with the district design regulations. Modern bay windows and exterior awnings bring a modern touch to the elevations on the front and rear views facing the right of way and adjacent properties in the rear.

Proposed landscape lines the front E. 14th and rear of the building to provide shade and visual interest along the major corridor. The visualization from the first level provides adequate and does exceed the minimum height requirement for commercial/retail space on the first level of any mixed-use building. The mixture of materials help ground the first level with columns anchoring the building on the main street.

Over exaggerated trim and window depths help with breaking up the massing to bring glazing elements and provide context to the main elevations. Every residential unit is proposed to have at least 75sf of private outdoor space providing depth with and around the structure.

Neighborhood Context

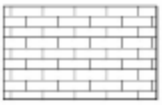
Adjacent property across East 14th street consists of two, one story office buildings. To the North corner is a commercial building that is occupied by or formally as Fast Auto Loans, Inc. The property to the north of the project site along 159th Ave consist of other multi-family residential as well as single family residences that continue to wrap along the East boundary. A multi-family residential development is located to the South and a two-story retail building exists at the East 14th street frontage.

Noise

Noise will be limited to the sounds of people speaking, vehicles of residences, and garbage operations. During construction, the noise impact on the surrounding area will be kept to a minimum. All work on the site will be limited to daytime hours per county regulations. No heavy demolition or high impact construction, e.g. Jackhammer or pile-drivers are proposed for use during construction of the project.

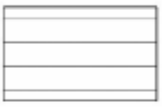
DATE	May 17, 2022
PROJECT NAME	The Lofts at East 14th
ADDRESS	15910, 15950 E. 14TH STREET. SAN LEANDRO, CA 94578
APN	80-57-16-2, 80-86-3

MATERIALS BOARD

M1  BRICK VENEER (P4)

M2  U-STUCCO XPX - SEMISMOOTH FINISH (P1)

M3  U-STUCCO XPX - SMOOTH FINISH (P1)

M4  KEBONY CLEAR CLADDING
1X6 CLEAR T&G W/NICKEL GAP
#KTBNG (P5)

MATERIAL SPECIFICATION

P1  BENJAMIN MOORE WILLIAMSBURG COLLECTION
LAMPBLACK
#858788, CW-695

P2  STAINLESS STEEL
METAL
GUARDRAIL

P3  BENJAMIN MOORE PREVIEW
HALE NAVY BENJAMIN MOORE

P4  BENJAMIN MOORE PREVIEW
BLACK BENJAMIN MOORE

D O M U M

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SOLID STATE AREA LIGHTING

VRS SERIES-VLED

S P E C I F I C A T I O N S

PROJECT NAME:

FIXTURE TYPE:

HOUSING

Unitized 0.125" heavy wall aluminum construction. Upper side vents are protected with perforated aluminum panels. Side vents and bottom lens frame vents provide passive and forced convective cooling of the VLED® module. Internal driver compartment is gasketed and sealed.

VLED® OPTICS

Low copper A356 alloy (<.2% copper) cast aluminum housing. Integrated clear tempered glass lens sealed with a continuous silicone gasket protects emitters (LED's) and emitter Reflector-Prism optics, and seals the module from water intrusion and environmental contaminants. Module is sealed to meet an IP67 rating. Each emitter is optically controlled by a Reflector-Prism injection molded from H12 acrylic (3 types per module; one from 0° - 50°; one from 50° - 65°; one from 65° - 72°). Each Reflector-Prism has indexing pins for aiming and is secured to an optical plate made of matte black anodized aluminum. The optical plate locates every Reflector-Prism over an emitter. Reflector-Prisms are secured to the optical plate with a UV curing adhesive. The Reflector-Prisms are arrayed to produce IES Type II, III, IV, and V-SQ distributions. The entire Optical Module is field rotatable in 90° increments. Both module and drivers are factory wired using water resistant, insulated cord.

LED DRIVER

Drivers are UL and cUL recognized mounted on a single plate and factory prewired with quick-disconnect plugs. Constant current driver is electronic and has a power factor of >0.90 and a minimum operating temperature of -40°F. Drivers accept an input of 120-277V, 50/60Hz or 347-480V, 50/60Hz. (0 - 10V dimmable driver is standard. Driver has a minimum of 3KV internal surge protection. Luminaire supplied with 20KV surge protector for field accessible installation.)

LED EMITTERS

High output LED's are utilized with drive currents ranging from 350mA to 1050mA. 70CRI Minimum. LED's are available in standard Neutral White (4000K), or optional Cool White (5000K) or Warm White (3000K). Consult Factory for other LED options.

MOUNTINGS

Arm - One piece heavy wall extruded aluminum with internal draw bolt guides. Arm is secured to housing and pole with stainless steel draw bolts.

Post Top Arms - Four (4) 1" Square extruded aluminum arms welded to a cast aluminum pole top fitter. Arm assembly is mechanically attached to castings welded to either side of the housing.

Wall - Heavy wall extruded aluminum arm with draw bolts integrates with a cast aluminum wall plate and mounting bracket.

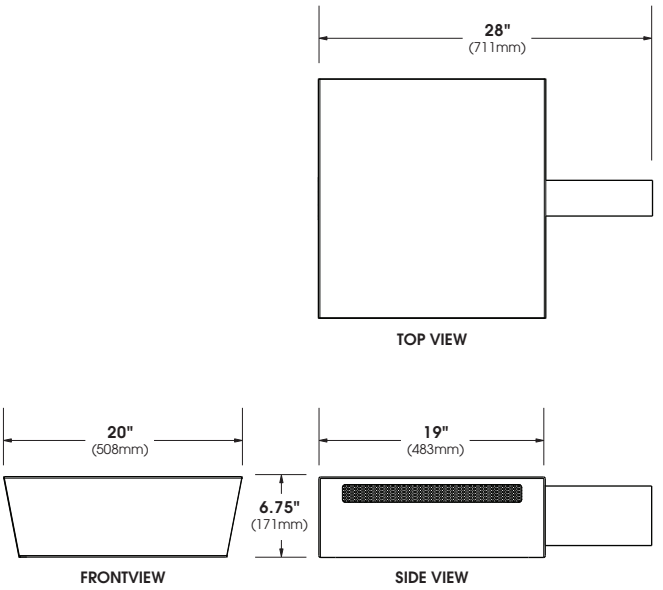
Canopy - Standard 1" high cast aluminum mounting plate with central wireway or 2" high heavy gauge wire box with 3/4" conduit knockouts on each side.

FINISH

Electrostatically applied TGIC Polyester Powder Coat on substrate prepared with 20 PSI power wash at 140°F. Four step sand blast and iron phosphate pretreatment for protection and paint adhesion. 400°F bake for maximum hardness and durability. Texture finish is standard.

VRS LED

PATENT PENDING



c UL us LISTED

MADE IN THE USA

2018352

U.S. Architectural Lighting

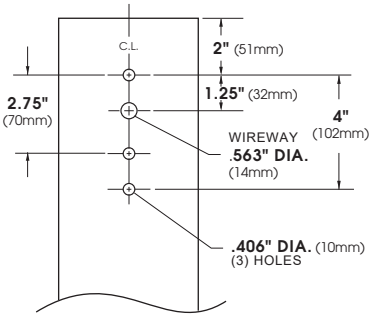
660 West Avenue O, Palmdale, CA 93551
Phone (661) 233-2000 Fax (661) 233-2001
www.usaltg.com

U.S. ARCHITECTURAL LIGHTING

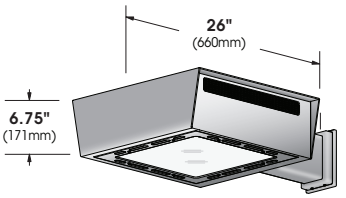
VRS SERIES - VLED

SPECIFICATIONS

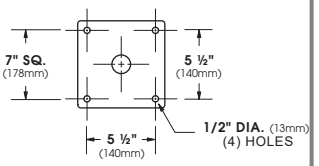
POLE DRILLING TEMPLATE



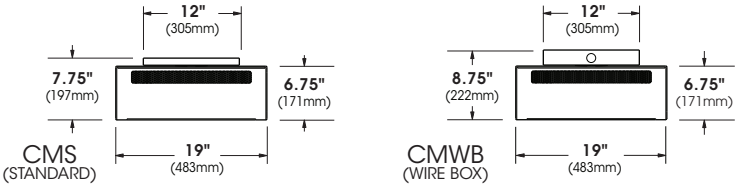
WALL MOUNT



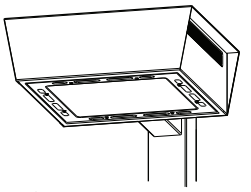
WALL PLATE



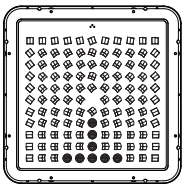
CANOPY MOUNT



VLED® MODULES



VRS LED
E.P.A.= 1.43
Available in:
120, 80, 64 &48 LED Module



120 LED Module

Approximate Average Lumens – 4000K

(Lumens median of all distributions)

	350mA			525mA			700mA		
	Watts	Lumens	HID Eq.	Watts	Lumens	HID Eq.	Watts	Lumens	HID Eq.
48	53	5,843	70-100	77	8,046	100-175	103	10,074	200-250
64	71	7,791	100-175	102	10,728	175	138	12,402	315-350
80	87	9,164	150-175	130	12,493	200-250	173	15,539	350-400
100	110	11,055	200	160	15,295	350-400	-	-	-
120	129	13,265	250	192	18,354	400-450	-	-	-

Spec/Order Example: VRS LED/VLED-V-SQ/120LED 350mA-CW 277/PTA/RAL7004-T

SPEC/ORDERING INFORMATION

MODEL

☐ VRS LED

OPTICS

VLED®

☐ TYPE II **VLED-II** .....
☐ TYPE III **VLED-III** .....
☐ TYPE IV **VLED-IV** .....
☐ TYPE V **VLED-V-SQ** ...

LED

No. LEDs	DRIVE CURRENT	COLOR TEMP-CCT
☐ **120LED**[1]	☐ **700mA**	☐ **NW (4000K)*** *STANDARD
☐ **100LED**[1]	☐ **525mA**	☐ **CW (5000K)**
☐ **80LED**	☐ **350mA**	☐ **WW (3000K)**
☐ **64LED**		OTHER LED COLORS AVAILABLE CONSULT FACTORY
☐ **48LED**		

NOTE:
1 - AVAILABLE IN ARM AND POST TOP MODELS ONLY. NOT AVAILABLE IN 700mA.

VOLTAGE

☐ **120**
☐ **208**
☐ **240**
☐ **277**
☐ **347**
☐ **480**

MOUNTING

ARM MOUNT

☐ **1** .....
☐ **2-180** .....
☐ **2-90** .....
☐ **3-90** .....
☐ **3-120** .....
☐ **4-90** .....

WALL MOUNT

☐ **WM** .....

YOKE MOUNT

☐ **PTA** .....
☐ **PTB** .....

CANOPY MOUNT

☐ **CMS** (STANDARD) .....
☐ **CMWB** (WIRE BOX) .....

FINISH

STANDARD TEXTURED FINISH

☐ BLACK **RAL-9005-T**
☐ WHITE **RAL-9003-T**
☐ GREY **RAL-7004-T**
☐ DARK BRONZE **RAL-8019-T**
☐ GREEN **RAL-6005-T**

FOR SMOOTH FINISH REPLACE SUFFIX "T" WITH SUFFIX "S" (EXAMPLE: RAL-9005-S)

SEE USALTG.COM FOR ADDITIONAL COLORS

OPTIONS

☐ HIGH-LOW DIMMING FOR HARDWIRED SWITCHING OR NONINTEGRATED MOTION SENSOR ..... **HLSW**
☐ INTERNAL HOUSE SIDE SHIELDS ..... **HS**
☐ EXTERNAL HOUSE SIDE SHIELD ..... **EHS**
☐ PHOTO CELL + VOLTAGE (EXAMPLE: PC120V) .... **PC+V**
☐ TWIST LOCK RECEPTACLE ONLY ..... **TPR**
☐ 7-PIN TWIST LOCK RECEPTACLE ONLY **TPR7**
☐ SINGLE FUSE (120V, 277V, 347V) ..... **SF**
☐ DOUBLE FUSE (208V, 240V, 480V) ..... **DF**
☐ STEP DIM MOTION SENSOR (PROGRAMMED 50/100) **MS-F211**
☐ REMOTE MOTION SENSOR CONFIGURATOR **MS-FC10**

VRS SERIES - VLED

LED COUNT	SOURCE TYPE	SOURCE	INITIAL LUMENS - 4000K	INITIAL LUMENS - 3000K	INITIAL LUMENS - 5000K	L70 GREATER THAN (HR)	STARTING TEMP.	SYSTEM WATTS	VOLTS	MAX INPUT AMPS
48	LED	48 VLED® Optical Module - 350mA	5,664 – 6,022	5,381 – 5,721	5,847 – 6,323	60,000+	-20°F	55	120 277 347	0.45 0.20 0.16
48	LED	48 VLED® Optical Module - 525mA	7,799 – 8,292	7,409 – 7,877	8,189 – 8,707	60,000+	-20°F	79	120 277 347	0.65 0.26 0.23
48	LED	48 VLED® Optical Module - 700mA	9,765 – 10,382	9,277 - 9,863	10,253 – 10,901	60,000+	-20°F	109	120 277 347	0.86 0.38 0.30
64	LED	64 VLED® Optical Module - 350mA	7,552 – 8,030	7174 – 7629	7,930 – 8,432	60,000+	-20°F	70	120 277 347	0.60 0.26 0.21
64	LED	64 VLED® Optical Module - 525mA	10,399 – 11,057	9,879 – 10,504	10,919 – 11610	60,000+	-20°F	108	120 277 347	0.85 0.37 0.30
64	LED	64 VLED® Optical Module - 700mA	12,111 – 12,693	11,505 - 12,058	12,717 – 13,328	60,000+	-20°F	134	120 277 347	1.15 0.50 0.40
80	LED	80 VLED® Optical Module - 350mA	8,883 – 9,445	8,439 – 8,973	9,327 – 9,917	60,000+	-20°F	85	120 277 347	0.73 0.33 0.26
80	LED	80 VLED® Optical Module - 525mA	12,110 – 12,876	11,505 – 12,232	12,716 – 13,520	60,000+	-20°F	130	120 277 347	1.09 0.47 0.38
80	LED	80 VLED® Optical Module - 700mA	15,211 – 15,866	14,381 – 15,073	15,895 – 16,659	60,000+	-20°F	167	120 277 347	1.45 0.63 0.50
100	LED	120VLED® Optical Module - 350mA	10,812 - 11,297	10,271 – 10,732	11,353 – 11,862	60,000+	-20°F	109	120 277 347	0.92 0.40 0.32
100	LED	120VLED® Optical Module - 525mA	14,958 - 15,632	14,210 – 14,850	15,706 – 16,414	60,000+	-20°F	160	120 277 347	1.34 0.58 0.47
120	LED	120VLED® Optical Module - 350mA	12,973 - 13,557	12,324 – 12,879	13,622 – 14,235	60,000+	-20°F	130	120 277 347	1.08 0.47 0.38
120	LED	120VLED® Optical Module - 525mA	17,950 - 18,758	17,053 – 17,820	18,848 – 19,696	60,000+	-20°F	192	120 277 347	1.60 0.70 0.56

NOTES:

1. Max Input Amps is the highest of starting, operating, or open circuit currents
2. Lumen values for LED Modules vary according to the distribution type
3. System Watts includes the source watts and all driver components.
4. Fuse value should be sufficient to protect all wiring components. For electronic driver and LED component protection, use 10KV – 20KV surge suppressors.
5. L70(9K) – TM-21 6x rule applied

WARNING: All fixtures must be installed in accordance with local codes or the National Electrical Code. Failure to do so may result in serious personal injury.

660 West Avenue O, Palmdale, CA 93551
Phone (661) 233-2000 Fax (661) 233-2001
www.usaltg.com

PROJECT NAME:

FIXTURE TYPE:

SOLID STATE AREA LIGHTING

VRS CANOPY SERIES-LED

S P E C I F I C A T I O N S

HOUSING
Unitized 0.125" heavy wall aluminum construction. Upper side vents are protected with perforated aluminum panels. Side vents and bottom lens frame vents provide passive and forced convective cooling of the VLED® module. Internal driver compartment is gasketed and sealed.

VLED®OPTICS
Low copper A356 alloy (<.2% copper) cast aluminum housing. Integrated clear tempered glass lens sealed with a continuous silicone gasket protects emitters (LED's) and emitter Reflector-Prism optics, and seals the module from water intrusion and environmental contaminants. Module is sealed to meet an IP67 rating. Each emitter is optically controlled by a Reflector-Prism injection molded from H12 acrylic (3 types per module; one from 0° - 50°; one from 50° - 65°; one from 65° - 72°). Each Reflector-Prism has indexing pins for aiming and is secured to an optical plate made of matte black anodized aluminum. The optical plate locates every Reflector-Prism over an emitter. Reflector-Prisms are secured to the optical plate with a UV curing adhesive. The Reflector-Prisms are arrayed to produce IES Type II, III, IV, and V-SQ distributions. The entire Optical Module is field rotatable in 90° increments. Both module and drivers are factory wired using water resistant, insulated cord.

LED DRIVER
Drivers are UL and cUL recognized mounted on a single plate and factory prewired with quick-disconnect plugs. Constant current driver is electronic and has a power factor of >0.90 and a minimum operating temperature of -40°F. Drivers accept an input of 120-277V, 50/60Hz or 347-480V, 50/60Hz. (0 - 10V dimmable driver is standard. Driver has a minimum of 3KV internal surge protection. Luminaire supplied with 20KV surge protector for field accessible installation.)

LED EMITTERS
High output LED's are utilized with drive currents ranging from 350mA to 1050mA. 70CRI Minimum. LED's are available in standard Neutral White (4000K), or optional Cool White (5000K) or Warm White (3000K). Consult Factory for other LED options.

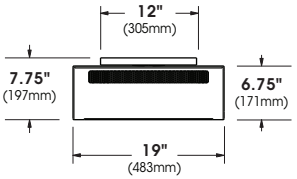
CANOPY MOUNTINGS
Standard 1" high cast aluminum mounting plate with central wireway or 2" high heavy gauge wire box with 3/4" conduit knockouts on each side.

FINISH
Electrostatically applied TGIC Polyester Powder Coat on substrate prepared with 20 PSI power wash at 140°F. Four step sand blast and iron phosphate pretreatment for protection and paint adhesion. 400°F bake for maximum hardness and durability. Texture finish is standard.

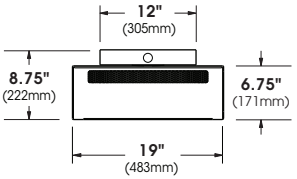
VRS CANOPY LED*

*VRS-CMWB LED SHOWN

PATENT PENDING



CMS
(STANDARD)



CMWB
(WIRE BOX)

U.L. Listed for wet location

MADE IN THE USA

2018352

U.S. Architectural Lighting

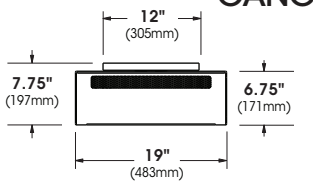
660 West Avenue O, Palmdale, CA 93551
Phone (661) 233-2000 Fax (661) 233-2001
www.usaltg.com

U.S. ARCHITECTURAL LIGHTING

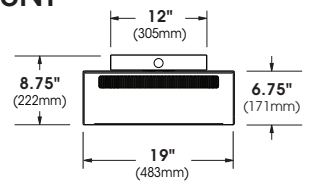
VRS CANOPY SERIES - LED

SPECIFICATIONS

CANOPY MOUNT

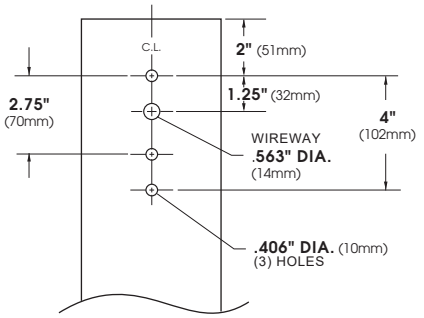


CMS
(STANDARD)

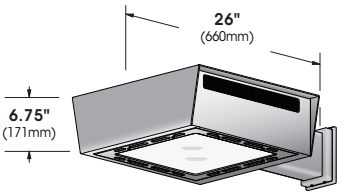


CMWB
(WIRE BOX)

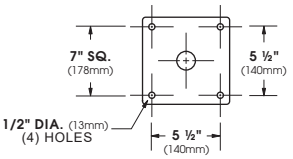
POLE DRILLING TEMPLATE



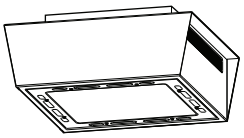
WALL MOUNT



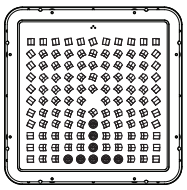
WALL PLATE



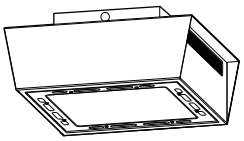
VLED® MODULES



VRS-CMS LED
E.P.A.= 1.14
Available in:
80,64 & 48 LED Module



120 LED Module



VRS-CMWB LED
E.P.A.= 1.24
Available in:
80,64 & 48 LED Module

MAX INPUT WATTAGE

# OF LED's	DRIVE CURRENT 350mA	525mA
80	85W	130W
64	70W	108W
48	55W	79W

Spec/Order Example: VRS LED/III/64LED525mA208/CMS/RAL-7004-T/HS

SPEC / ORDERING INFORMATION

MODEL

- ☐ **VRS-CMS LED** (STANDARD)
- ☐ **VRS-CMWB LED** (WIRE BOX)

OPTICS — VLED®

- ☐ TYPE II **II** . . . . . 
- ☐ TYPE III **III** . . . . . 
- ☐ TYPE IV **IV** . . . . . 
- ☐ TYPE V **V-SQ** . . . . . 

LED

No. LEDs	DRIVE CURRENT	COLOR TEMP-CCT	VOLTAGE
☐ **80LED**	☐ **525mA**	☐ **NW (4000K)*** *STANDARD	☐ **120**
☐ **64LED**	☐ **350mA**	☐ **CW (5000K)**	☐ **208**
☐ **64LED**		☐ **WW (3000K)**	☐ **240**
		CONSULT FACTORY FOR OTHER LED COLORS	☐ **277**
			☐ **347**
			☐ **480**

FINISH

STANDARD TEXTURED FINISH

- ☐ BLACK **RAL-9005-T**
- ☐ WHITE **RAL-9003-T**
- ☐ GREY **RAL-7004-T**
- ☐ DARK BRONZE **RAL-8019-T**
- ☐ GREEN **RAL-6005-T**

FOR SMOOTH FINISH REPLACE SUFFIX "T" WITH SUFFIX "S" (EXAMPLE: RAL-9005-S)

CONSULT FACTORY FOR CUSTOM COLORS

OPTIONS

- ☐ DIMMER (0V-10V PROVIDED) . . . . . **DIM**
- ☐ HIGH-LOW DIMMING FOR HARDWIRED SWITCHING OR NONINTEGRATED MOTION SENSOR . . . . . **HLSW**
- ☐ INTERNAL HOUSE SIDE SHIELDS . . . . . **HS**
- ☐ EXTERNAL HOUSE SIDE SHIELD . . . . . **EHS**
- ☐ PHOTO CELL + VOLTAGE (EXAMPLE: PC120V) . . . . **PC+V**
- ☐ TWIST LOCK RECEPTACLE ONLY . . . . . **TPR**
- ☐ 7-PIN TWIST LOCK RECEPTACLE ONLY **TPR7**
- ☐ SINGLE FUSE (120V, 277V, 347V) . . . . . **SF**
- ☐ DOUBLE FUSE (208V, 240V, 480V) . . . . . **DF**
- ☐ STEP DIM MOTION SENSOR (PROGRAMMED 50/100) **MS-F211**
- ☐ REMOTE MOTION SENSOR CONFIGURATOR **MS-FC10**

Invue

DESCRIPTION

The Entri LED luminaire features a classic and stylish design with the added benefits of solid state lighting technology, offering outstanding uniformity and energy savings. Using Eaton's proprietary LED LightBAR™ technology and AccuLED Optics™ system, the Entri LED luminaire offers designers vast versatility in system design, function and performance. Use Entri LED for wall mount architectural lighting applications and egress lighting requirements. UL/cUL listed for use in wet locations.

Catalog #		**Type**
Project		
Comments		**Date**
Prepared by		

SPECIFICATION FEATURES

Construction

HOUSING: Heavy wall, one-piece, die-cast aluminum construction for precise tolerance control and repeatability in manufacturing. Integral extruded aluminum heat sink provides superior thermal heat transfer in +40°C ambient environments. FACEPLATE / DOOR: One-piece, die-cast aluminum construction. Captive, side hinged faceplate swings open via release of one flush mount die-cast aluminum latch on housing side panel. GASKET: One-piece molded silicone gasket mates perfectly between the door and housing for repeatable seal. LENS: Uplight lens is impact-resistant, 5/32" thick tempered frosted glass sealed to housing with continuous bead silicone gasket. Downlight lens is LED board integrated acrylic over-optics, each individually sealed for IP66 rating. HARDWARE: Stainless steel mounting screws and latch hardware allow access to electrical components for installation and servicing.

Optics

Choice of six patented, high-efficiency AccuLED Optic distributions. Optics are precisely designed to shape the light output, maximizing efficiency and application spacing. AccuLED Optic technology creates consistent distributions with the scalability to meet customized application requirements. Offered Standard in 4000K (+/- 275K) CCT and minimum 70 CRI. Optional 3000K CCT and 5000K CCT.

Electrical

LED drivers mount to die-cast aluminum back housing for optimal heat sinking, operation efficacy, and prolonged life. Standard drivers feature electronic universal voltage (120-277V 50/60Hz), 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Greater than 0.9 power factor, less than 20% harmonic distortion, and is suitable for operation in -40°C to 40°C ambient environments. All fixtures are shipped standard with 10kV/10kA common – and differential – mode surge protection. LightBARs feature and IP66 enclosure rating and maintain greater than 95% lumen maintenance at 60,000 hours per IESNA TM-21. Emergency egress options for -20°C ambient environments, occupancy sensor and dimming options available.

Mounting

JUNCTION BOX: Standard with zinc-plated, quick-mount junction box plate that mounts directly to 4" J-Box. LightBARs mount facing downward. Fixture slides over mounting plate and is secured with two stainless steel fasteners. Mounting plate features a one-piece EPDM gasket on back side of plate to firmly seal fixture to wall surface, forbidding entry of moisture and particulates. Optional mounting arrangements utilize a die-cast mounting adaptor box to allow for LED battery pack, surface conduit and through branch wiring. The Entri LED luminaire is approved for mounting on combustible surfaces.

Finish

Housing is finished in five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. LightBAR cover plates are standard white and may be specified to match finish of luminaire housing. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult Outdoor Architectural Colors brochure for a complete selection.

Warranty

Five-year warranty.

ENC/ENT/ENV
ENTRI LED

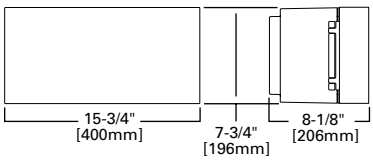
1 - 2 LightBARs

Solid State LED

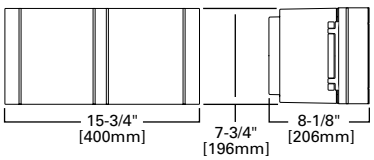
ARCHITECTURAL WALL LUMINAIRE

DIMENSIONS

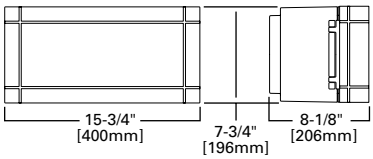
ENC (Round Clean)



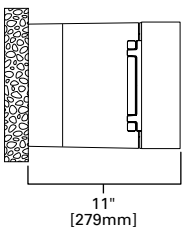
ENT (Triangle Reveals)



ENV (Round Reveals)



CONDUIT MOUNT / BATTERY BACK BOX



CERTIFICATION DATA

UL/cUL Listed
ISO 9001
IP66 LightBARs
LM79 / LM80 Compliant
DesignLights Consortium® Qualified*

ENERGY DATA

Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120-277V/50 & 60Hz, 347V/60Hz, 480V/60Hz
-30°C Minimum Temperature
40°C Ambient Temperature Rating

SHIPPING DATA

Approximate Net Weight:
16 lbs. (7.3 kgs.)

Powering Business Worldwide

*www.designlights.org

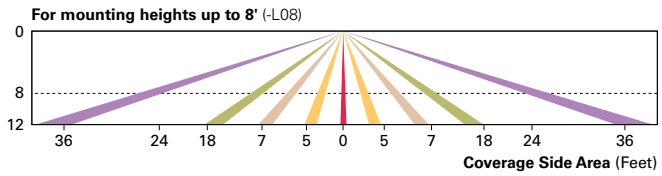
CONTROL OPTIONS

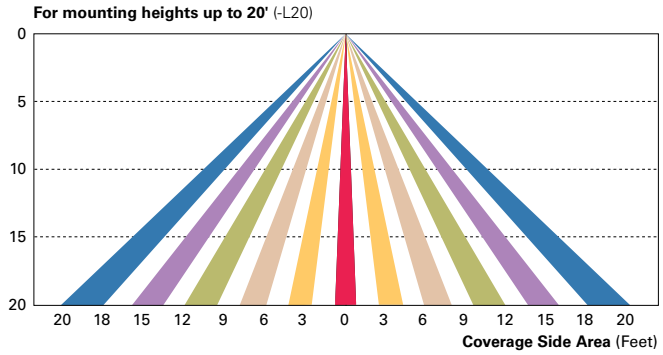
0-10V
This fixture is offered standard with 0-10V dimming driver(s). The DIM option provides 0-10V dimming wire leads for use with a lighting control panel or other control method.

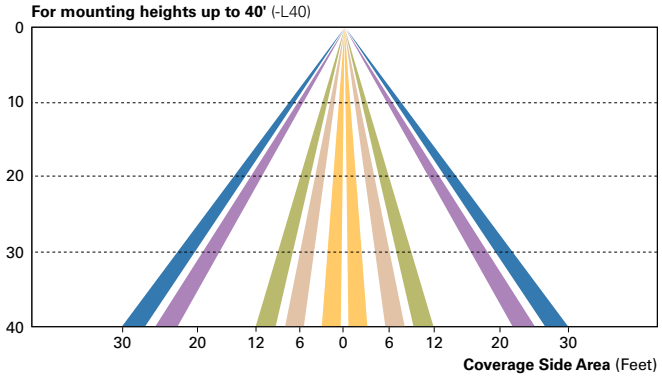
Dimming Occupancy Sensor (MS/DIM-LXX and OSB-LXX)
These sensors are factory installed in the luminaire housing. When the MS/DIM-LXX sensor option is selected, the occupancy sensor is connected to a dimming driver and the entire luminaire dims when there is no activity detected. When activity is detected, the luminaire returns to full light output. The MS/DIM sensor is factory preset to dim down to approximately 50 percent power with a time delay of five minutes. The OSB-LXX sensor is factory preset to turn the luminaire off after five minutes of no activity.

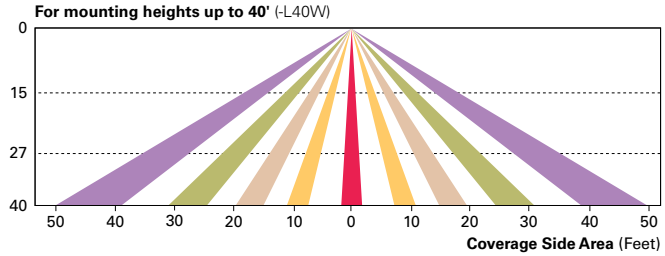
These occupancy sensors includes an integral photocell that can be activated with the FSIR-100 accessory for “dusk-to-dawn” control or daylight harvesting - the factory preset is OFF. The FSIR-100 is a wireless tool utilized for changing the dimming level, time delay, sensitivity and other parameters.

A variety of sensor lens are available to optimize the coverage pattern for mounting heights from 8’-40’.



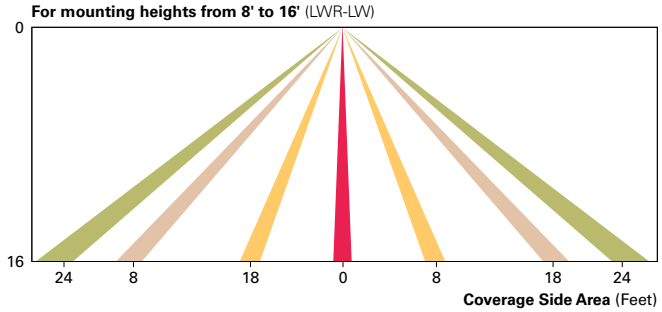


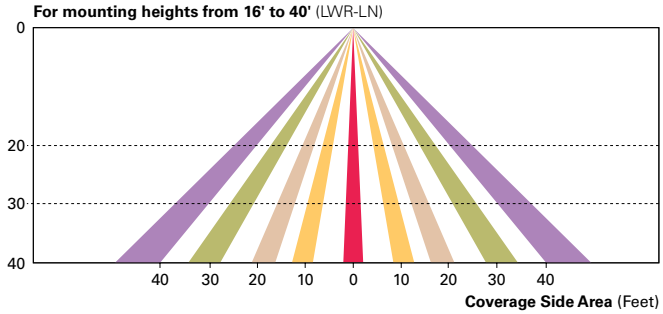




LumaWatt Pro Wireless Control and Monitoring System (LWR-LW and LWR-LN)
The LumaWatt Pro system is a peer-to-peer wireless network of luminaire-integral sensors for any sized project. Each sensor is capable of motion and photo sensing, metering power consumption and wireless communication. The end-user can securely create and manage sensor profiles with browser-based management software. The software will automatically broadcast to the sensors via wireless gateways for zone-based and individual luminaire control. The LumaWatt Pro software provides smart building solutions by utilizing the sensor to provide easy-to-use dashboard and analytic capabilities such as improved energy savings, traffic flow analysis, building management software integration and more.

For additional details, refer to the LumaWatt Pro product guides.





POWER AND LUMENS BY BAR COUNT

Number of LightBARs		E01	E02	F01	F02
		21 LED LightBAR		7 LED LightBAR	
Drive Current		350mA		1A	
Power (Watts)	120-277V	25W	47W	26W	50W
Current (A)	120V	0.22	0.40	0.22	0.42
	277V	0.10	0.18	0.10	0.19
Power (Watts)	347V or 480V	31W	52W	32W	55W
Current (A)	347V	0.11	0.16	0.11	0.17
	480V	0.16	0.18	0.16	0.18
Optics					
BL2	Lumens	2,738	5,476	2,260	4,521
	Bug Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1
BL3	Lumens	2,702	5,405	2,231	4,462
	Bug Rating	B1-U0-G1	B1-U0-G2	B1-U0-G1	B1-U0-G1
BL4	Lumens	2,613	5,225	2,157	4,313
	Bug Rating	B1-U0-G1	B1-U0-G2	B1-U0-G1	B1-U0-G1
GZW	Lumens	2,785	5,570	2,299	4,598
	Bug Rating	B2-U0-G2	B3-U0-G3	B1-U0-G1	B2-U0-G2
SLR/SLL	Lumens	2,435	4,869	2,010	4,020
	Bug Rating	B1-U0-G1	B1-U0-G2	B1-U0-G1	B1-U0-G2

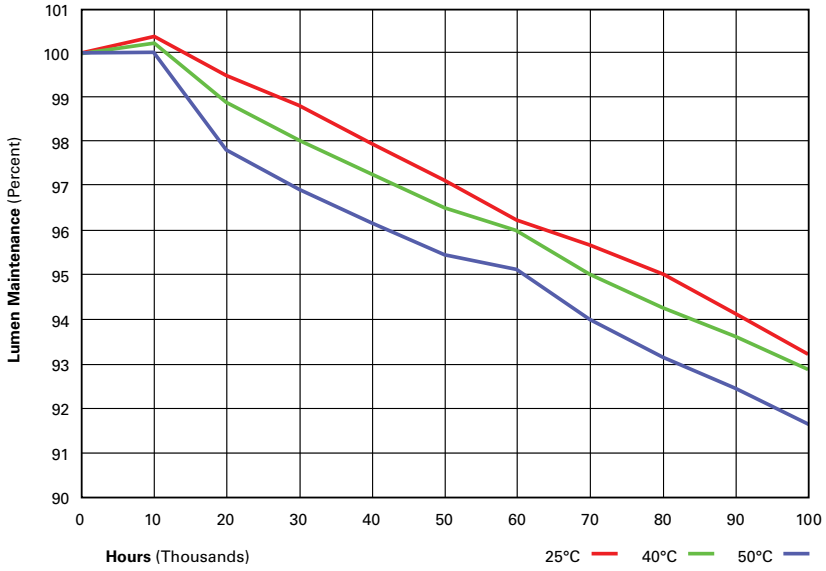
LUMEN MAINTENACE

Ambient Temperature	25,000 Hours*	50,000 Hours*	60,000 Hours*	100,000 Hours	Theoretical L70 (Hours)
25ºC	> 99%	> 97%	> 96%	> 93%	> 450,000
40ºC	> 98%	> 97%	> 96%	> 92%	> 425,000
50ºC	> 97%	> 96%	> 95%	> 91%	> 400,000

* Per IESNA TM-21 data.

LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
10ºC	1.02
15ºC	1.01
25ºC	1.00
40ºC	0.99



ORDERING INFORMATION

Sample Number: ENC-E02-LED-E1-BL3-GM

Product Family	Number of LightBARs [1]	Lamp Type	Voltage	Distribution	Color [3]
ENC=Entri Round Clean **ENT**=Entri Triangle Reveals **ENV**=Entri Round Reveals	**E01**=(1) 21 LED LightBAR **E02**=(2) 21 LED LightBARs **F01**=(1) 7 LED LightBAR **F02**=(2) 7 LED LightBARs	**LED**=Solid State Light Emitting Diodes	**E1**=Electronic (120-277V) **347**=347V **480**=480V [2]	**BL2**=Type II w/Back Light Control **BL3**=Type III w/Back Light Control **BL4**=Type IV w/Back Light Control **GZW**=Wall Grazer Wide **SLL**=90° Spill Light Eliminator Left **SLR**=90° Spill Light Eliminator Right	**AP**=Grey **BZ**=Bronze **BK**=Black **DP**=Dark Platinum **GM**=Graphite Metallic **WH**=White

Options (Add as Suffix)	**Accessories** (Order Separately) [14]
ULG=Uplight Glow (For Uplight Only) [4] **PC**=Button Type Photocontrol (120, 208, 240 or 277V. Must Specify Voltage) [5] **WG**=Wire Guard **TP**=Tamper Resistant Hardware **LCF**=LightBAR Cover Plate Matches Housing Finish **7030**=70 CRI / 3000K CCT [6] **7050**=70 CRI / 5000K CCT [6] **8030**=80 CRI / 3000K CCT [6] **OSB-LXX**=Occupancy Sensor with Back Box (Specify 120V or 277V) [7,8] **BBB**=Battery Pack with Back Box (Specify 120V or 277V) [9] **CWB**=Cold Weather Battery Pack with Back Box (Specify 120V or 277V) [10] **DIM**=0-10V Dimming Driver **LWR-LW**= LumaWatt Pro Wireless Sensor, Wide Lens for 8' - 16' Mounting Height [11,13] **LWR-LN**= LumaWatt Pro Wireless Sensor, Narrow Lens for 16' - 40' Mounting Height [11,13] **MS/DIM-LXX**= Programmable Photo/Motion Sensor [8,12,13]	**VA2001-XX**=Thru-Way Conduit Box **VA6172**=Wire Guard **VA6173**=Tamper-Resistant Driver Bit **MA1253**=10kV Circuit Module Replacement **FSIR-100**=Wireless Configuration Tool for occupancy sensor [12]

NOTES:

1. Standard 4000K CCT and greater than 70 CRI. LightBARs for downlight use only.
2. Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems)
3. Custom and RAL color matching available upon request. Consult your lighting representative at Eaton for more information.
4. Not available with LWR-XX or MS/DIM-LXX.
5. Not available with ULG option.
6. Extended lead times apply.
7. Available with E02 or F02, only one bar on street side will be wired to sensor. Time delay factory setting 15-minutes. When ordered with PC option, both bars are connected to photocontrol as primary switching means. Standard sensor lens covers 8' mounting height, 360° coverage, maximum 48' diameter. Not available in all configurations or with BBB or CWB options.
8. Replace 'XX' with mounting height in feet for proper lens selection, L08,L20 and L40 are available options.
9. Specify 120V or 277V. LED standard integral battery pack is rated for minimum operating temperature 32°F (0°C). Operates one bar for 90-minutes. Not available in all configurations or with OSB option. Consult factory.
10. Specify 120V or 277V. LED cold weather integral battery pack is rated for minimum operating temperature -4°F (-20°C). Operates one bar for 90-minutes. Not available in all configurations or with OSB option. Consult factory.
11. LumaWatt Pro wireless sensors are factory installed only, order with OSB backbox, requiring network components LWP-EM-1,LWP-GW-1,LWP-PoE8 in appropriate quantities. See www.eaton.com/lighting for LumaWatt Pro application information.
12. The FSIR-100 configuration tool enables adjustment of parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Eaton for more information.
13. Includes integral photocell.
14. Replace XX with color suffix.

Skycove

Unit Features: Skycove

Skycove: SC P

Frame:

- The Skycove unit is assembled on top of an integral welded steel infrastructure
- High-Density Fiberglass frame profiles
- Aluminum cover profiles
- Color Options
  - Interior options: Ebony, Stone White
  - Exterior options: Ebony, Bronze, Gunmetal, Stone White
- Marvin-provided insulation, base insulation, trim, and fasteners
- Factory Finished Seat Board option
  - Max seat board depth is 32"
  - Pine default. Optional Mixed Grain Douglas Fir (MGDF) and Red Oak
  - Finishes
    - White and Designer painted interior finished available in Pine only
    - Clear and stained finishes available on seat boards (all species)
- Screens and Combinations not available.

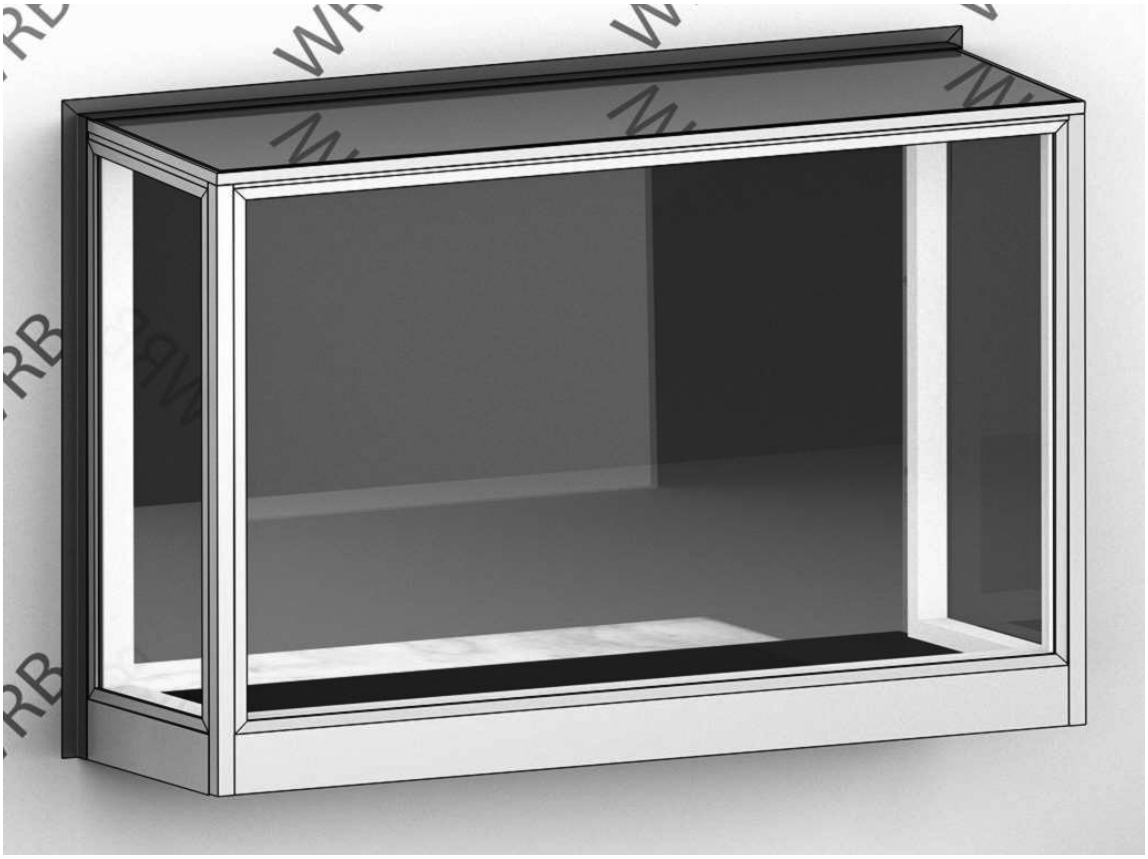
Glass and Glazing:

- Horizontal glass (on top)
  - Top angle 4 degrees.
  - Low E3
  - Dual-pane, tempered, exterior, laminated interior
  - Surface 1 Laminated Glass
  - 7/8" IG thickness
- Vertical
  - Low E2, Low E3
  - Dual-pane, tempered
  - Triple-pane option on CN7870 only
    - Top glass remains dual-pane-tempered exterior, laminated interior
- Glazing seal: Black silicone beading, exterior
- Black Stainless-Steel Spacer Bar
- Dual-pane insulating glass thickness: 15/16" (23).
- Triple-pane insulating glass thickness: 1 1/4" (32).
- Insulating Glass Coatings: Low E2, Low E3, Low E1*, Low ELR*
- Gas Fill: Argon, Argon-Krypton, Air*
- Non-Certified Options*
  - Other Glass Types: Gray or Bronze Tint, Obscure, Frost
  - Low ELR units to 5.7mm sizes and below
  - Tint limited to 5.7mm pane thickness and 15/16" glass make-up.
  - Frost is limited to 5.7mm and 3.9mm pane thicknesses
  - Obscure (Pattern 62) glass is limited to 4.7mm pane thickness and below
- Glass panes are based on overall unit size and may be 3.1, 3.9, 4.7, 5.7, and 8.0 mm thicknesses.

*NFRC values are not available for these options, they are still WDMA rated to CW-PG65-SP.

Installation:

- Exterior installation only
- Reference installation instructions for more details
- Reference the Verification document for Rough Opening requirements



Declaration for Safety Glazing

All Marvin Skycove units use glazing products that meet safety glazing requirements for the top pane. Both the top exterior tempered pane and bottom laminated pane are SGCC certified and meet tempered safety glazing requirements specified: ANSI Z97.1 2015, 16 CFR 1201 CII, CAN/CGSB 12.1 – 2017. The safety laser logos are permanently etched onto each pane of tempered and laminated glass but may be obscured by framing or covers on this product. This notice will serve as confirmation that these products will meet the requirements, even when the logo is obscured.

Minimum and Maximum Guidelines and Certified Sizes

Minimum and Maximum Sizes

Configuration	Rough Opening								Projection			
	Min Width		Min Height		Max Width		Max Height		Min Depth		Max Depth	
	in	mm	in	mm	in	mm	in	mm	in	mm	in	mm
Skycove	76 1/4	(1937)	67 47/64	(1720)	99 1/4	(2521)	83 47/64	(2127)	25 1/2	(648)	25 1/2	(648)

NOTE: Four Call Number sizes are available, two heights and two widths.
Custom sizes not available.

Certified Sizes and Ratings

Product	Air Test to PSF	Water Tested to psf	Structural Tested to psf	Certification Rating	Design Pressure	Overall Width		Overall Height	
						in	mm	in	mm
SC P	1.57	9.82	97.5	CW-PG65-SP	DP65	101	(2565)	93 1/2	(2375)

Certification based upon AAMA/WDMA/CSA 101/I.S.2/A440-08

Standard Size Measurements

Standard Size Charts

Configuration		RO				Projection	
Width	Height	Width		Height		Depth	
Call Number	Call Number	in	mm	in	mm	in	mm
78	70	76 1/4	(1937)	67 47/64	(1720)	25 1/2	(648)
78	86	76 1/4	(1937)	83 47/64	(2127)	25 1/2	(648)
101	70	99 1/4	(2521)	67 47/64	(1720)	25 1/2	(648)
101	86	99 1/4	(2521)	83 47/64	(2127)	25 1/2	(648)

Standard Size Width Dimensions

Call Number Widths	Masonry Opening		Rough Opening		Frame Size		Interior Opening	
	in	mm	in	mm	in	mm	in	mm
78	78 1/2	(1994)	76 1/4	(1937)	78	(1981)	69 3/32	(1755)
101	101 1/2	(2578)	99 1/4	(2521)	101	(2565)	92 3/32	(2339)

Standard Size Height Dimensions

Call Number Heights	Masonry Opening		Rough Opening		Frame Size		Interior Opening	
	in	mm	in	mm	in	mm	in	mm
70	70 1/2	(1791)	67 47/64	(1720)	70	(1778)	61 35/64	(1563)
86	86 1/2	(2197)	83 47/64	(2127)	86	(2184)	77 35/64	(1970)

Standard Estimated Size Weights and Crating Dimensions

Call Number	Weight (lbs.)			Crate Measurements (inches)		
	Unit	Crate	Combined	Depth	Width	Height
CN7870	728	319	1047	37 1/2	85	79 1/2
CN7870 Tripane	804	319	1123	37 1/2	85	79 1/2
CN7886	824	342	1166	37 1/2	85	95 1/2
CN10170	920	320	1240	37 1/2	108	79 1/2
CN10186	965	391	1356	37 1/2	108	95 1/2

Standard Size Daylight Opening Dimensions

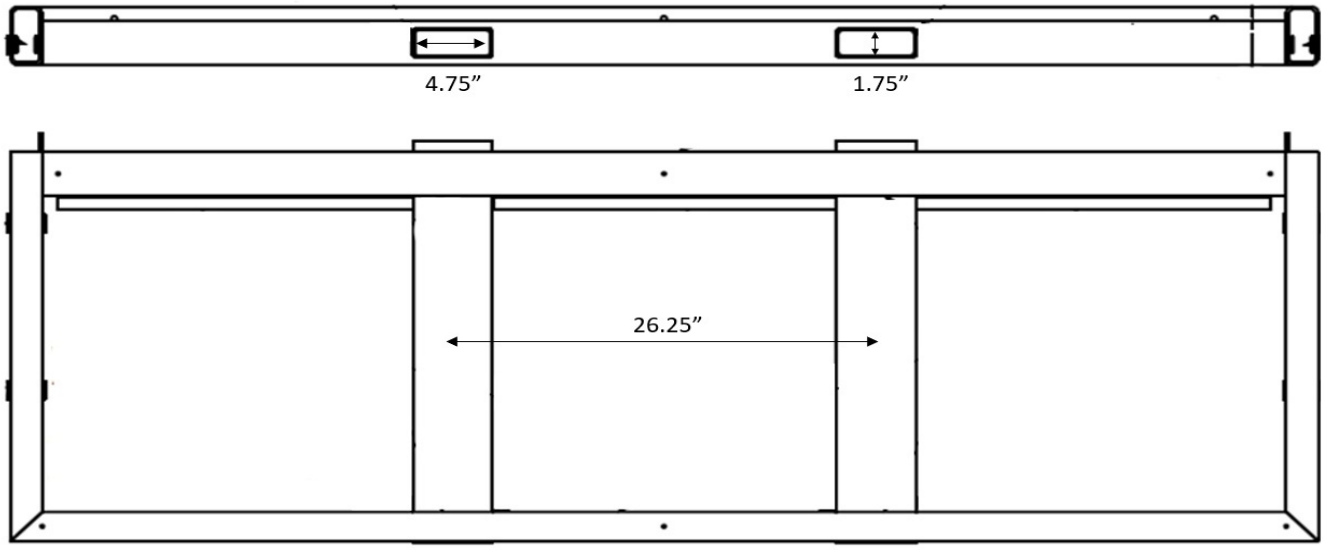
Configuration		DLO													
		A1/A3						A2				B2			
Width	Height	Width		Height (HS)		Height (LS)		Width		Height		Width		Height	
Call Number	Call Number	in	mm	in	mm	in	mm	in	mm	in	mm	in	mm	in	mm
78	70	19 45/64	(502)	59 17/32	(1518)	58 5/32	(1483)	69 3/32	(1762)	17 9/16	(448)	72 17/64	(1843)	58 13/64	(1484)
78	86	19 45/64	(502)	75 17/32	(1926)	74 5/32	(1891)	69 3/32	(1762)	17 9/16	(448)	72 17/64	(1843)	74 13/64	(1892)
101	70	19 45/64	(502)	59 17/32	(1518)	58 5/32	(1483)	92 3/32	(2348)	17 9/16	(448)	95 17/64	(2429)	58 13/64	(1484)
101	86	19 45/64	(502)	75 17/32	(1926)	74 5/32	(1891)	92 3/32	(2348)	17 9/16	(448)	95 17/64	(2429)	74 13/64	(1892)

A1/A3 - flankers, A2 - top glass, B2 - center glass

Measurement Conversions

Unit Measurements		Width		Height	
From	To				
Rough Opening		in	mm	in	mm
Masonry Opening	Rough Opening	-2 1/4	-(57)	-2 3/4	-(70)
Interior Opening (w/ seat board)	Rough Opening	+ 7 5/32	+ (182)	+ 6 13/64	+ (158)
Frame Size	Rough Opening	-1 3/4	-(44)	-2 1/4	-(57)

Fork Pocket Dimensions



For ease of installation, all Skycove units come with the fork pocket dimensions shown above, regardless of call number size.

These pockets can be used for equipment to safely lift the unit into the opening so it can be secured to the wall before the equipment backs away.

Seat board and Cushion Measurements

Seatboard Dimensions

Width	Projection Depth		Seatboard Depth		Seatboard Width		Seatboard Thickness	
Call Number	in	mm	in	mm	in	mm	in	mm
78	25 1/2	(648)	21.500 + RO Depth	(546) + RO Depth	69.53	(1766)	1/2	(13)
101	25 1/2	(648)	21.500 + RO Depth	(546) + RO Depth	92.53	(2350)	1/2	(13)

NOTE: RO Depth: Exterior Water Barrier to Interior Finished Wall. See detail on following page.

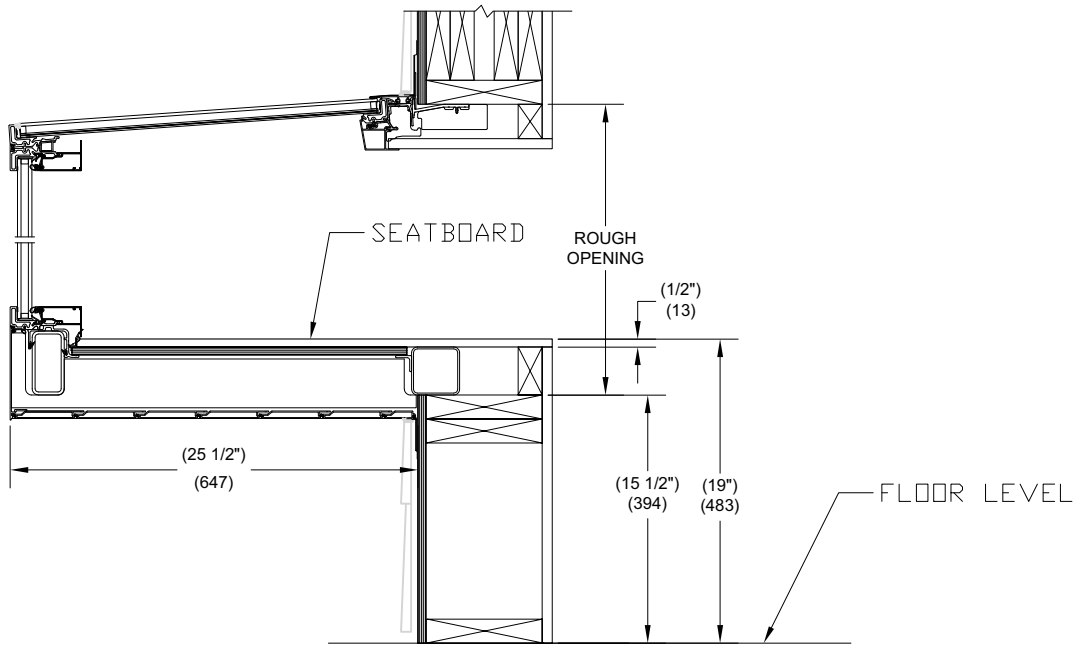
If it is desired for seatboard or cushion to extend beyond the interior finished wall, add that dimension to the RO depth when ordering.

Cushion Dimensions

Width	Cushion Depth		Cushion Width		Min Cushion Thickness*	
Call Number	in	mm	in	mm	in	mm
78	20.800 + RO Depth	(528) + RO Depth	69	(1753)	2	(51)
101	20.800 + RO Depth	(528) + RO Depth	92	(2337)	2	(51)

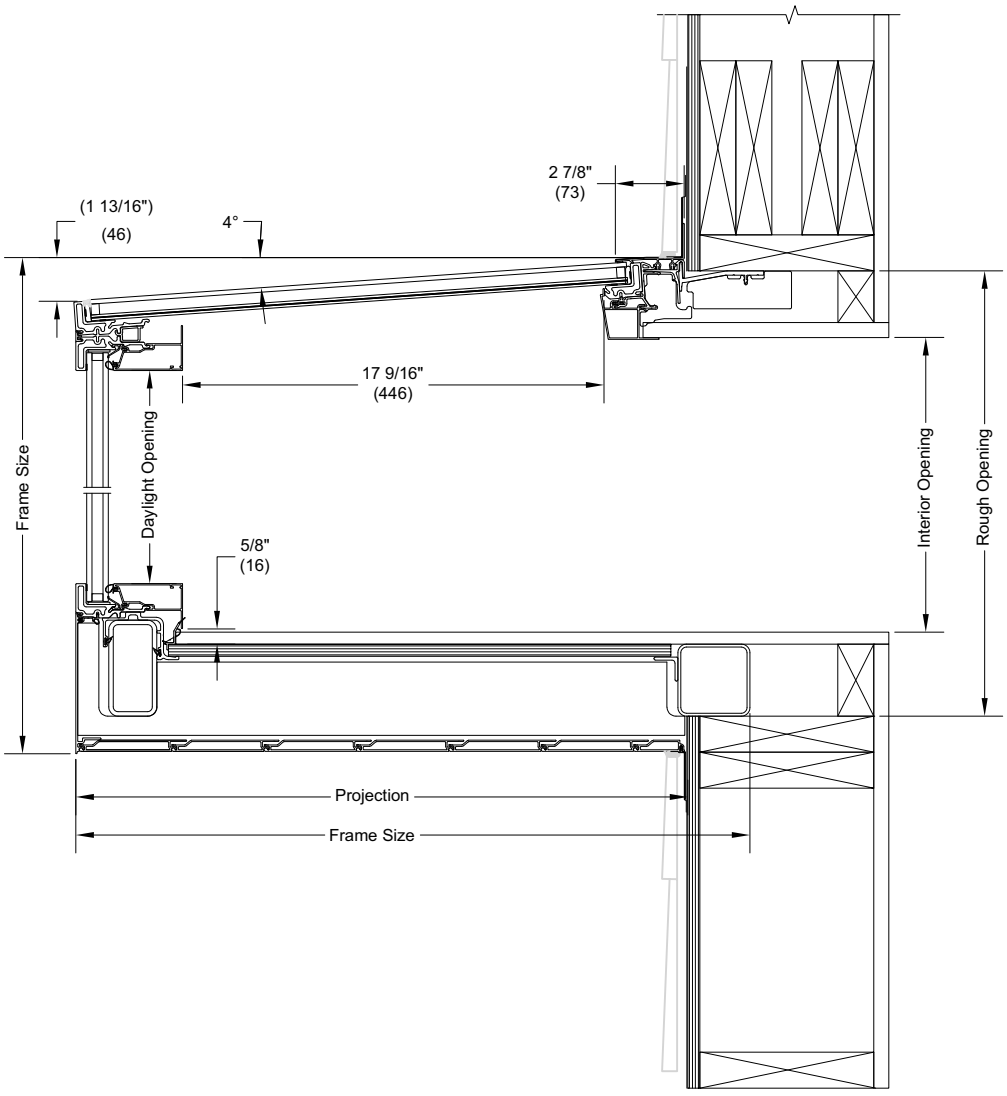
*Minimum cushion thickness to be flush with interior covers.

NOTE: Marvin does not provide cushions, supplied by others. The above chart is for reference.



Section Details: Section View

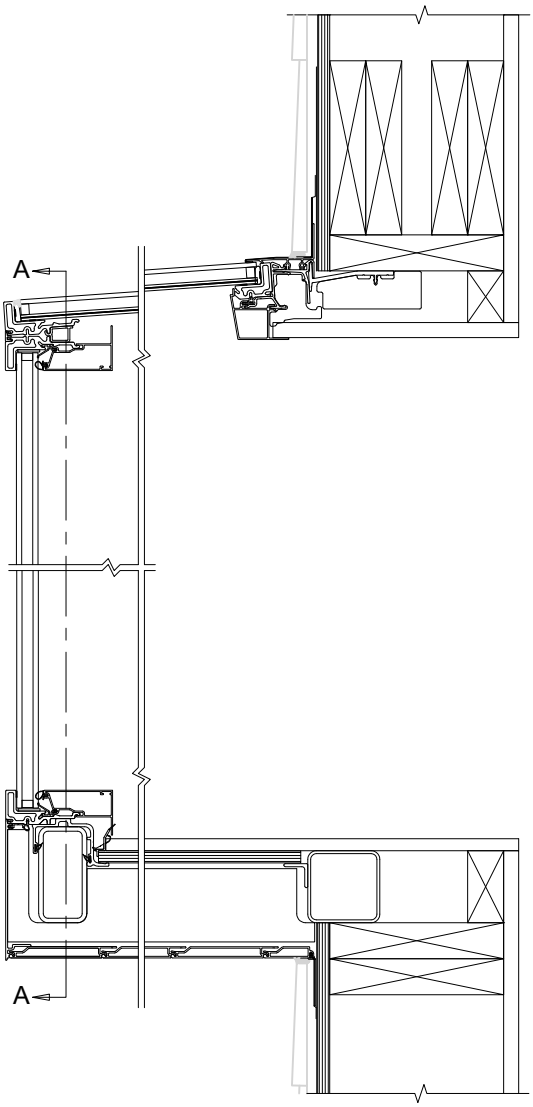
Scale: 3' = 1' 0"

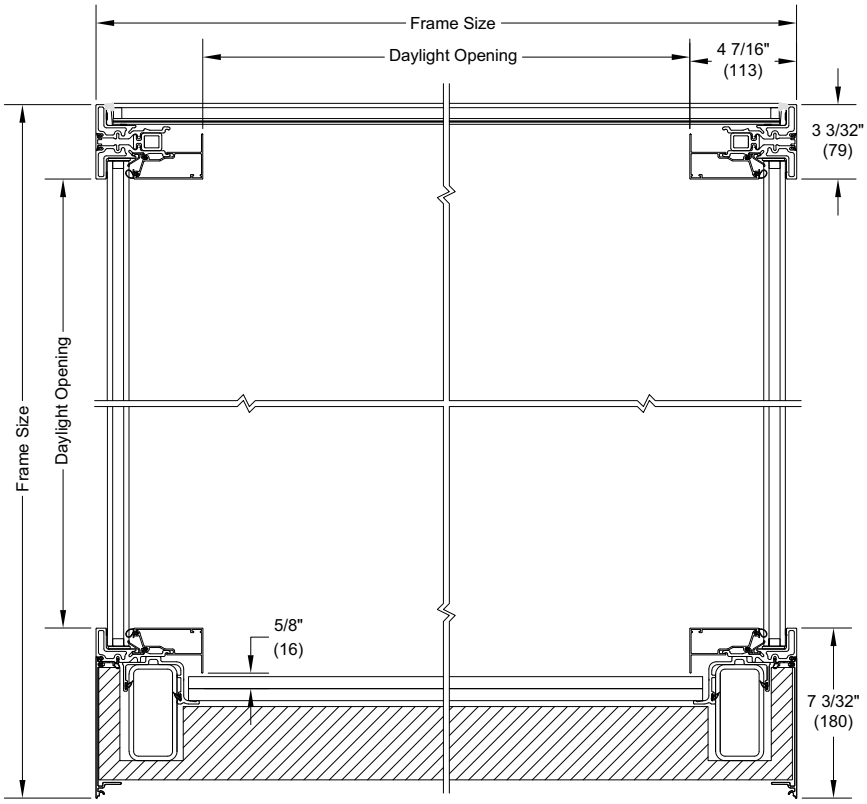


NOTE: Reference the Verification Document for specific Rough Opening reinforcement
Typical wood frame construction shown. Refer to verification document for structural requirements.
Measurement between bottom of cover to unit base.

Section Details: Front Elevation View

Scale: 3' = 1' 0"



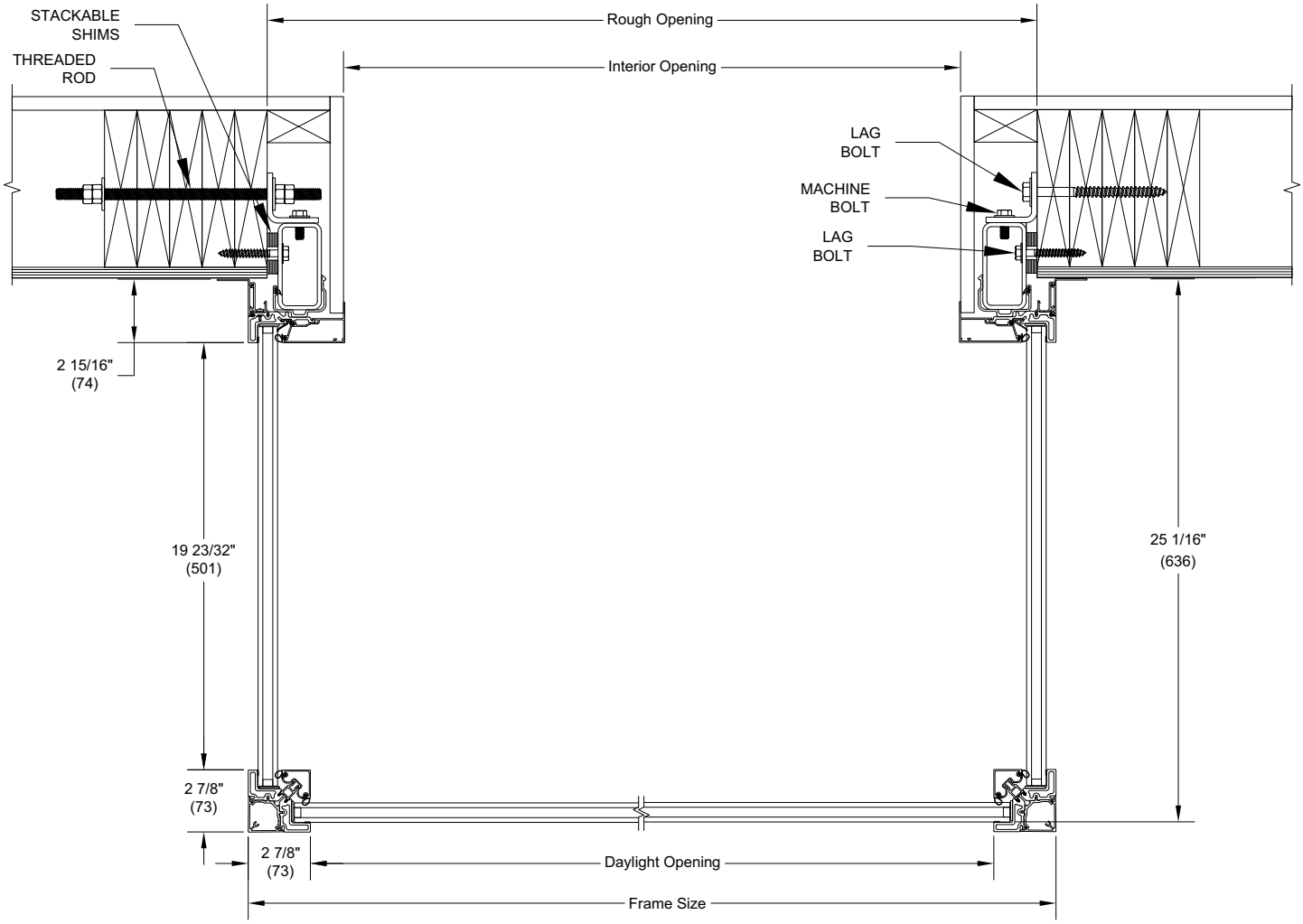


SECT A-A

NOTE: Dimensions at glass. Due to projection and angle of side panels, the dimensions at the wall would Frame Size + X
Typical wood frame construction shown. Refer to verification document for structural requirements.

Section Details: Plan View

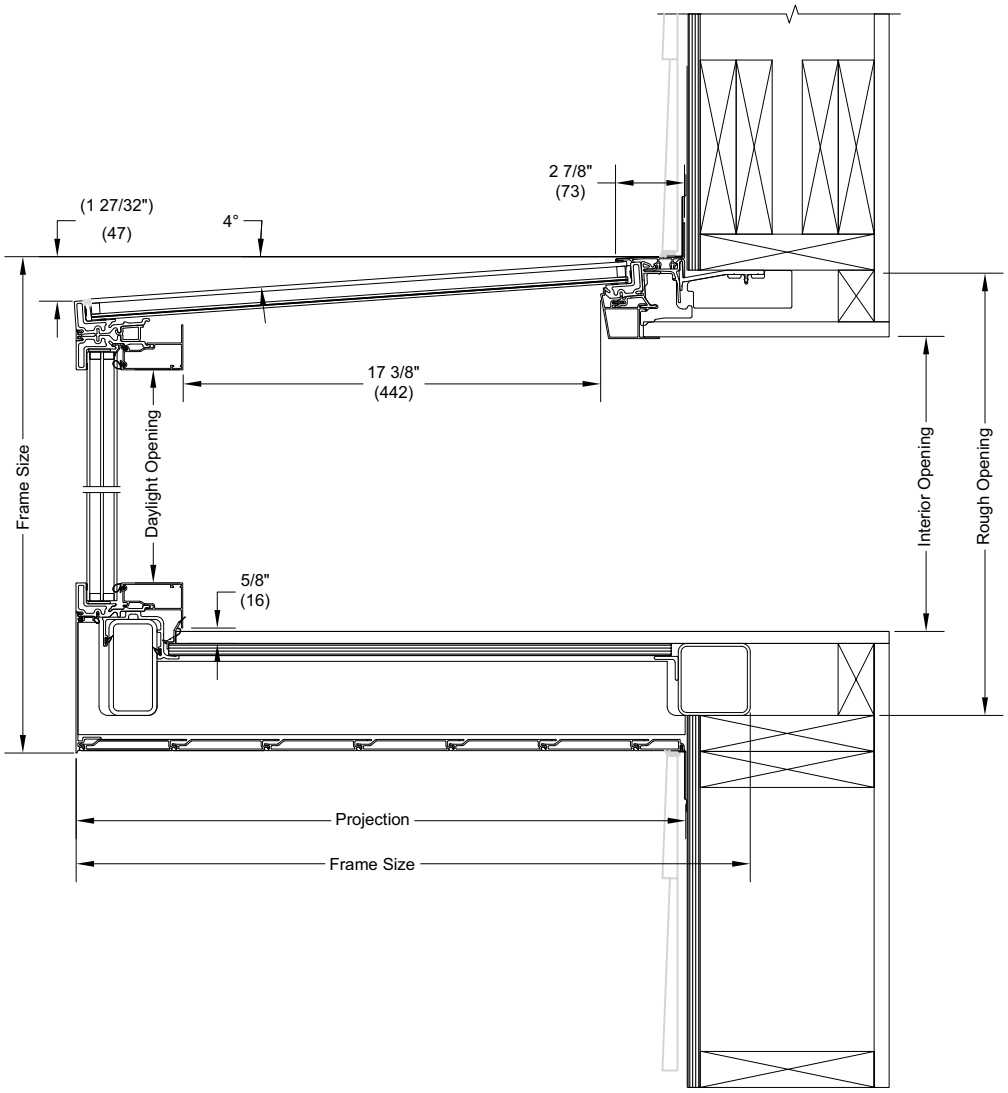
Scale: 3' = 1' 0"



NOTE: Typical wood frame construction shown. Refer to verification document for structural requirements.

Section Details: Section View (Triple-Pane)

Scale: 3' = 1' 0"

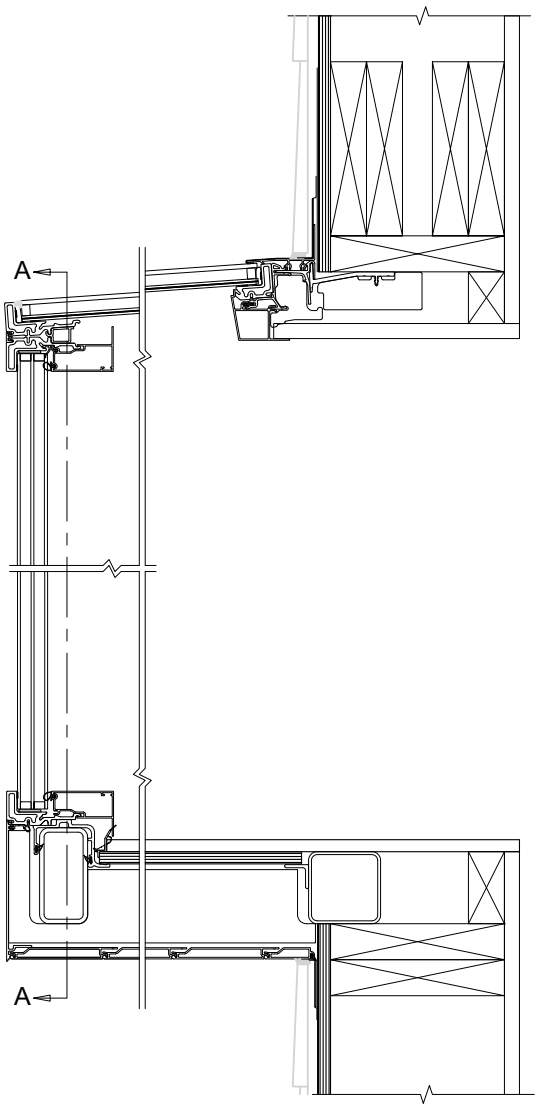


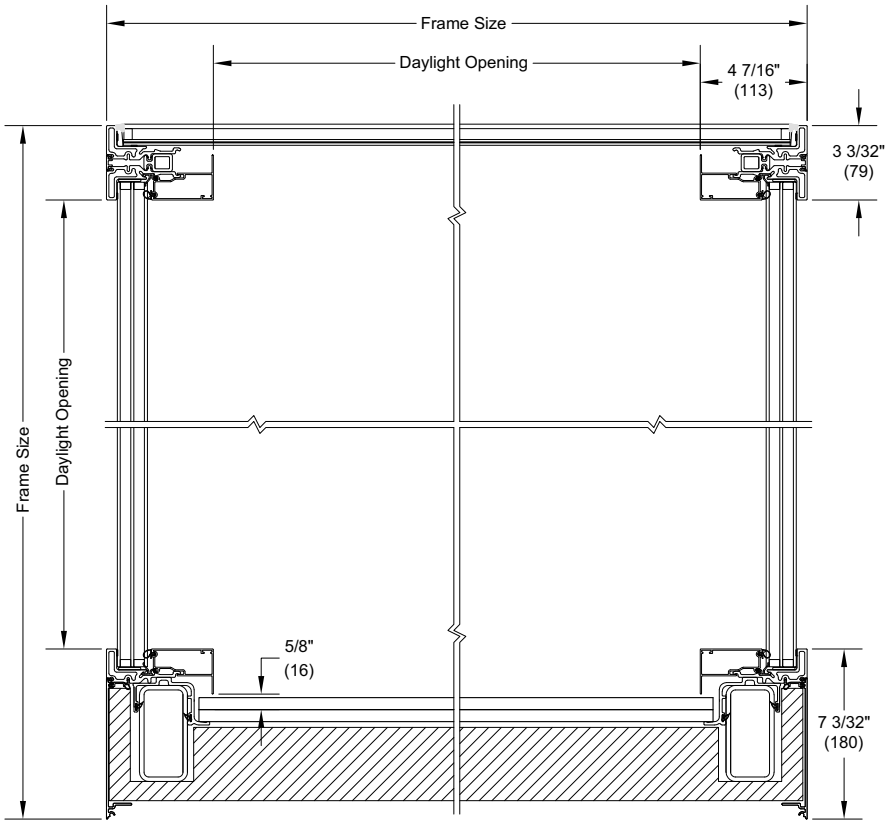
NOTE: Tripane glass only available on CN7870 units.

Typical wood frame construction shown. Refer to verification document for structural requirements.

Section Details: Front Elevation View (Triple-Pane)

Scale: 3' = 1' 0"



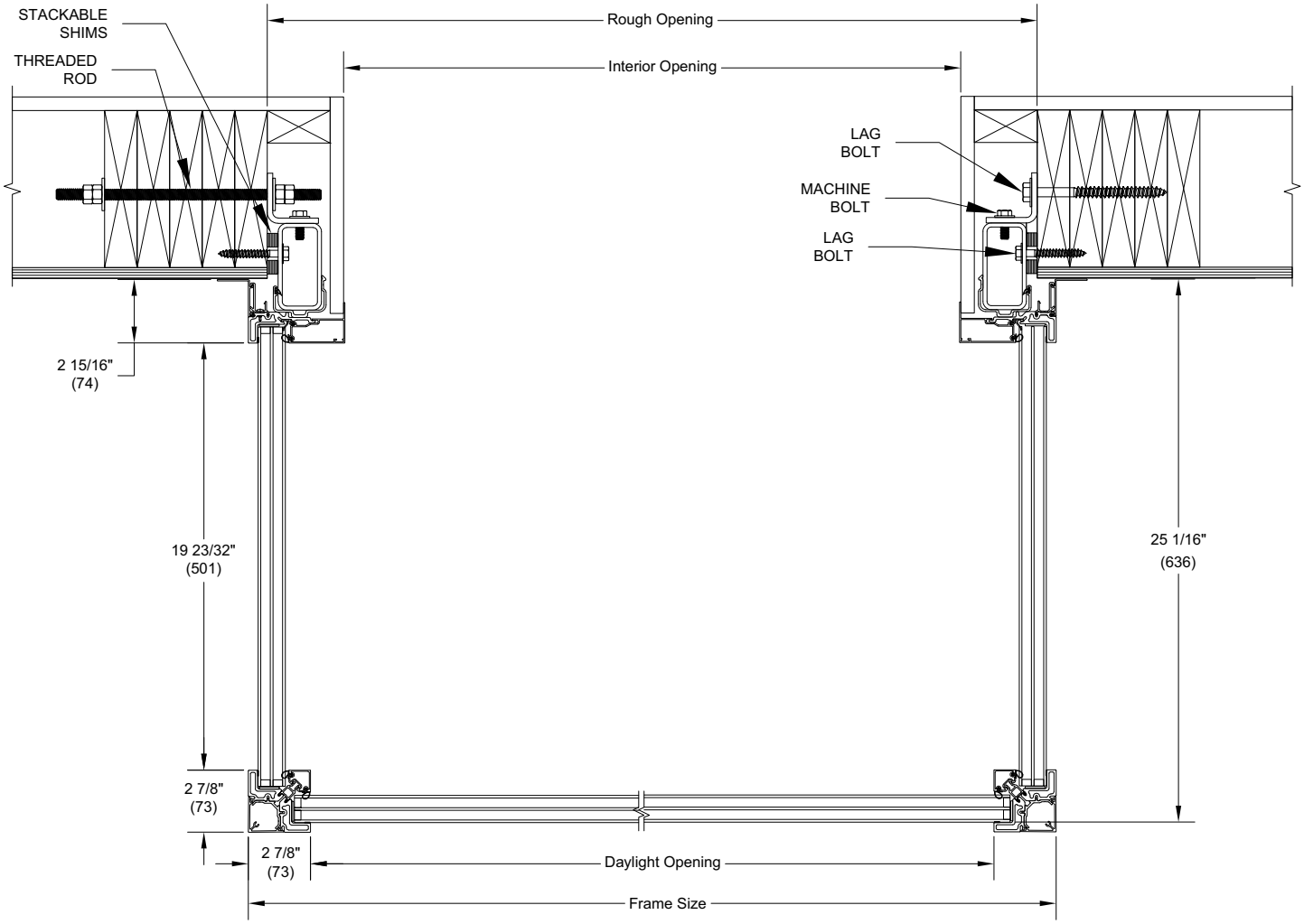


SECT A-A

NOTE: Dimensions at glass. Due to projection and angle of side panels, the dimensions at the wall would Frame Size + X
Tripane Glass only available on CN7870 units.
Typical wood frame construction shown. Refer to verification document for structural requirements.

Section Details: Plan View (Triple-Pane)

Scale: 3' = 1' 0"



NOTE: Tripane glass only available on CN7870 units.

Typical wood frame construction shown. Refer to verification document for structural requirements.

Tuscany® Series
Montecito® Series

Premium Vinyl Windows & Patio Doors

Architectural Manual

Milgard® Windows & Doors

Instructions on how to use this manual:

This document has been designed for easy navigation and to quickly click to the section you need. Here's some important tips on using this document:

- Any item print in red, will click through to the corresponding item.
- Click to any item in the Table of Contents on page 3. Click on the Milgard logo at the top of any page to return to the Table of Contents - FULL MANUAL ONLY.
- From each section's Quick Links page, click to any Drawing listed.
- From any Drawing page, click the "Go Back to Quick Links" box on the bottom right of the page to return to the list of drawings.
- Click on the links on the bottom of the page to go to Revit, SketchUp . PDF and .DWG files. Please note that you must have internet access for these links and you will be re-directed to the Milgard site.
- This document can also be navigated from Adobe Acrobat Bookmarks.

Revit, SketchUp, .PDF and .DWG files can be accessed at
milgard.com/professionals/technical-resources

About Tuscany® & Montecito® Series

Differences between Tuscany and Montecito Series

Tuscany Series and Montecito Series windows and doors are aesthetically the same but there are some important differences:

New Construction vs. Retrofit

Tuscany Series can be used for new construction or retrofit applications as it offers block frame and Z-bar frames in addition to nail fins.

Montecito Series is only available with nail fins and used for new construction exclusively (see page 5).

Screens

PureView® premium mesh screens with a pull rail frame are available on Tuscany Series only. Montecito Series come with standard screens.

Awning and Casement Hardware

Tuscany Series awning and casement windows come with folding nesting hardware while Montecito Series comes with standard hardware (see page 8).

Warranty

Both products come standard with the Full Lifetime Warranty, and only Tuscany Series comes with Glass Breakage Coverage.

Components

Available Operating Styles

Find frame styles for each operating style:

Awning

Fixed Awning

Casement

Fixed Casement

Horizontal Sliding (Half Vent)

Double Horizontal Sliding

Single Hung

Double Hung

Picture/Radius

Bay/Bow

Cable Bay

Sliding Patio Door

Swing Patio Door

Not all operating styles available at all Milgard locations. Contact your sales representative for more information.

Frame

Tuscany Series and Montecito Series frame components are made of a high performance uPVC, rigid polyvinyl chloride material, custom compounded for superior impact resistance, color retention and weather resistance. The frame and sash corners are all precision mitered and fusion welded for a lifetime of air and water resistance.

The Tuscany Series and Montecito Series meets or exceeds the AAMA/WDMA/CSA 101/I.S.2/A 440-05 Industry Specification for Windows and Doors. They are also tested for Forced Entry Resistance to the ASTM F588-97 standard, Grade 20 level. Each window is labeled with the NFRC Energy Star performance information, based on the type of glazing you select.

Frame Differences

Tuscany and Montecito have the same aesthetic design but there are differences in the frame and the applications they are used. Montecito Series is primarily used in new construction applications and comes with various nail fins. Tuscany Series can also be used in new construction with the same nail fin options, but is also available in retrofit applications such as block frame and Z-bar.

Here are the details on each:

Block Frame

(Tuscany only)

The block frame style is a window frame profile without a nail fin. The block frame allows an installer to insert the replacement window into the existing frame, without disturbing the home's internal or external wall surfaces. Installation method includes carefully drilling through the jamb.

Z-Bar (Standard and Wide)

(Tuscany only)

Two extruded Z-bar frame choices are available with Tuscany series, standard (1-5/8") and wide (2-1/8"). Z-bar installation, the method of removing the aluminum or steel sash but leaving the frame in place, is ideal with aluminum retrofit in stucco applications and can save a significant amount on installation costs.

Nail-On Fin

(Tuscany and Montecito)

1-1/4" or 2" fin widths available.

A pre-punched nail flange extends around the perimeter frame, securing the window in rough openings and acting as a part of the flashing system.

Fin Setbacks

(Tuscany and Montecito)

- 1-3/8" nail fin setback (1-1/4" or 2" pre-punched nail flange)
- 1" nail fin setback with stucco key (1-1/4" pre-punched nail flange)

The 2" pre-punched nail flange frame also has an exterior accessory groove which allows for optional J-channel trim:

- 2" Brickmold
- 1" Contour
- 3/4" Flat

The 2" brickmold is applied in the field on the window, and snapped in-place after window installation. The 1" contour and 3/4" flat J-channel options are welded in place at the factory.

All trim options are extruded by Milgard and are available in white and tan.

Weep System

Hollow sill construction and offset weep baffles release any accumulated moisture from the sill pockets and help prevent blow back, and helps control the water flow caused by a combination of wind and rain.

Glazing Material

AAMA-approved glazing tape adheres glass to the fixed and vent panel frames which seals and cushions the glass. Rigid vinyl setting blocks are used to support the unit above the sill, preventing glass shear (glass in the insulted unit becomes offset). Extruded vinyl glazing (snap-in) bead is applied around the interior edge.

"Interior glazing" makes replacement of glazing unit convenient; bead is mitered at 45 degree for a finished look. Insulating dual glazed panes have a 7/8"' overall glass thickness (3/4" for double hungs), are dual seal equivalent, sealed for optimal energy efficiency. All Tuscany and Montecito windows currently meet or exceed ENERGY STAR® performance in all climate zones with a 0.35 u-factor or lower. Specialty glass options are available upon request which can help achieve as much as a 26% improvement in u-factor. Specialty glass options for privacy, noise abatement and aesthetics are available upon request.

Vent Panel

The vent panel has an "L" shaped lip that fully interlocks with the vertical meeting rail, adding security and preventing air and water penetration. Its roller assembly rides on a monorail reversible track for easy operation and durability. This raised track in the frame sill helps keep the vent panel free from interference by foreign particles that may collect in the sill.

The Tuscany Series has been designed with equal sight lines resulting in the same size glazing unit for both the fixed and vent panels. This is not only visually appealing but offers simplified field maintenance and can often result in common-sized window screens for window systems of more than two units.

Weatherstripping

Silicone-treated water-repellent polypropylene fin seal weatherstripping provides a durable, weather tight seal. Two continuous rows of weatherstripping around the vent panel provide a superior weather-tight seal. The first row is a flexible TPE leaf seal that acts as the primary water barrier. The second row is a compression style, TPV wrapped closed-cell foam, bulb seal that provides exceptional protection against air infiltration.

Roller Assembly

Self-lubricating, wear resistant, dual nylon rollers with stainless steel axles provide flexible, free-wheeling, smooth and silent operation. The adjustable rollers are engineered for reduction of friction and torque on operable vent frames.

Locking Assembly

Milgard's exclusive patented SmartTouch® direct action lock mechanism provides security and finger-tip operation. The lock engages when the window is closed. The lock offers a visual indicator that when the window is closed, it is also locked. The SmartTouch® lock is unlike most locking mechanisms available today as it requires no squeezing or twisting to operate, making it ideal in universal design.

Screen

Milgard's exclusive PureView® screen frames are cambered aluminum, assembled with rigid nylon corner clips. Rolled pull rail provides simple installation and removal. Screens come standard with matching frame color. PureView's innovative screen uses smaller diameter yarn, improving

the interior view. The finer mesh also reduces the appearance of a screen, enhancing curb appeal. PureView's fiberglass charcoal screen mesh is strong, durable and easy to replace. All screens are under one year warranty. PureView screen with pull rail are available only on Tuscany Series.

Energy Packages

Milgard adheres to ENERGY STAR® v6 requirements to meet or exceed U-Factor and Solar Heat Gain Coefficient (SHGC) criteria for all ENERGY STAR® zones.

Milgard also offers high energy performance options for the ultimate in energy efficiency. Energy efficient windows could include one or more of the following features based on your climate.

- SunCoat® or SunCoatMAX®
- EdgeGardMAX®
- Argon or Krypton
- 4th Surface
- Triple Glaze

For more details on Milgard Energy Efficient packages, visit www.milgard.com/learn/energy-efficiency/energy-efficient-components

To check the energy performance of all Milgard windows and doors, use our Energy Calculator at:

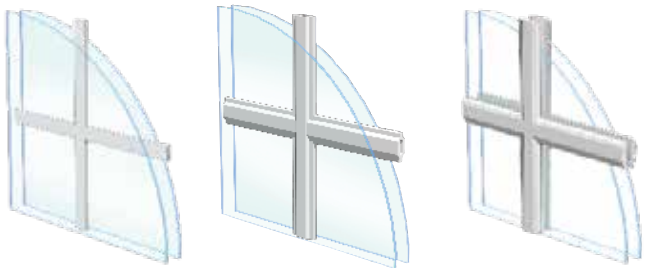
milgard.com/energy-calculator

Options

Grids

Available in 5/8" flat or 1-1/16" sculptured aluminum profiles. Simulated divided lite (SDL) grids are also available in some locations, using 5/8" grids between the glass panes for three dimensional shadowing as well as 7/8" contoured vinyl grid applied to the interior and exterior glass panes.

All grids are color matched to frame in white or tan.



5/8" Flat | 1-1/16" Sculptured | Simulated divided lite

Full Lifetime Warranty and Glass Breakage Coverage

Full Lifetime Warranty is available on both Tuscany and Montecito Series with Glass Breakage Coverage available on Tuscany only. For complete warranty details visit milgard.com.

Caution: The use of petroleum based fuels or solvents as release agents in stucco wall installations or glass cleaning will chemically attack materials used in seals and other components, and voids the Milgard Warranty. The use of wax-based release agents is recommended.

Expanding foam for insulation purposes should not be used. Backer rod or loose packed fiberglass bat insulation is recommended.

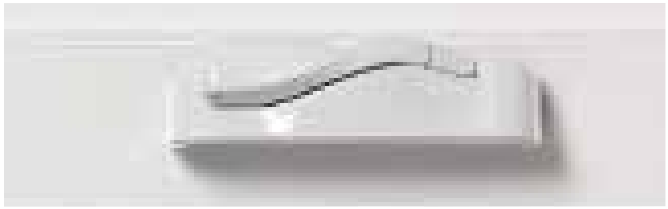
Window Hardware

SmartTouch® Lock

Horizontal Slider - Single Hung - Double Hung

It's the easiest, smartest way to lock and unlock a window or door, and also assures you that when your window is closed, it's locked.

Responding to consumer needs for products that are easy to operate and maintain, Milgard developed the innovative SmartTouch window lock and door handle. The SmartTouch window lock won a prestigious IDEA award (International Design Excellence) from the Industrial Designers Society of America in 2008. The SmartTouch door handle won the same IDEA award in 2012.



Tuscany Awning/Casement Handle

Folding, nesting operator handle

Montecito Awning/Casement Handles

Operator handle (standard)

Folding operator handle (upgrade)

Door Hardware

SmartTouch® Interior Door Handle

Milgard's patent-pending SmartTouch® door handle is easy to operate and lock. The lock and handle also increase security with a tough locking mechanism that exceeds all California forced-entry requirements.

White

Tan

Decorative Interior Handle

Brushed Chrome | Brushed Nickel | Oil-Rubbed Bronze

Clay
(not available in all locations)

Swing Door Handle

Interior Finishes:

White	Brushed Nickel
Tan	Brushed Chrome
	Oil Rubbed Bronze

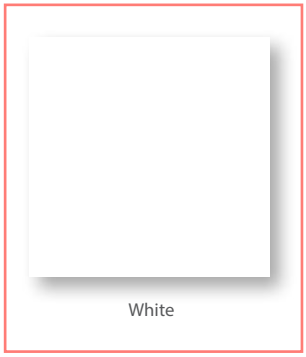
Exterior Finishes:

White	Brushed Chrome
Tan	Oil Rubbed Bronze
Black	

Brushed Chrome | Brushed Nickel | Oil Rubbed Bronze

Premium Exterior Vinyl Finishes

Standard - Matching interior



White | Tan | Clay (available in select regions)

Premium - White interior only

Bronze | Espresso | Classic Brown | Tweed

Silver | Fog | Sand | Ivory

Full Lifetime Warranty

At Milgard, we build our windows and doors to last. With the dedication to quality that we put into building the best windows in the business, it wouldn't make sense to back them with anything but the best warranty in the business. That's why we back every properly installed window and door for as long as the homeowner owns their home–including parts and labor. Tuscany Series windows and doors also come standard with Glass Breakage Coverage. It's why you can be sure you won't find any windows better than Milgard.

For complete warranty details, visit milgard.com.

Why Milgard?

Milgard is one of the largest and most trusted names in windows and doors. For the last 50 years, we've demonstrated our commitment to innovation, quality and service.

While our coverage is extensive, our service is local. Milgard has multiple locations throughout the Western U.S. and Western Canada. Our belief is that by being close to our customers, we can provide them better service. This means faster lead and delivery time, as well as faster response to any warranty situations. We're there for you long after the job has been completed. Milgard also has a comprehensive network of qualified dealers and offers some of the best training in the industry.

Awards give you added assurances and Milgard has been named "Best Quality in the Nation" eight times and the nation's "Most Used Vinyl Window" four times by Builder magazine. Both Professional Remodeler and Professional Builder magazines have named us "Most Preferred Vinyl Window" three times.

Single Hung and Double Hung Window

Single Hung

Double Hung

On the Tuscany Series and Montecito® Series single hung window, the bottom sash slides upward—the top sash is permanently fixed. The double hung window gives you its unique high and low ventilation with both sashes operable. They can be ordered as individual windows, in double or triple wide combinations or even with a center fixed lite.

The Tuscany Series and Montecito Series vinyl single and double hung windows offer the outstanding insulating properties, low maintenance, and contemporary aesthetic appeal only vinyl can provide. Available in white, tan, and clay (select regions), as well as premium painted exteriors. The windows will maintain their color and shape and can be constructed to your exact size specifications, subject to engineering review.

Please also see:

Single and Double Hung Hardware

Premium Exterior Vinyl Finishes

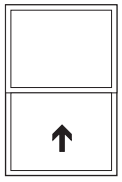
Full Lifetime Warranty

Energy Packages

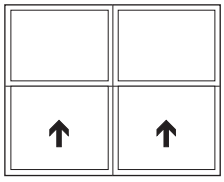
Accessories

Single Hung Window

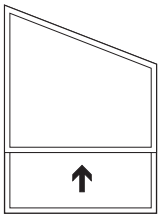
SH Configurations



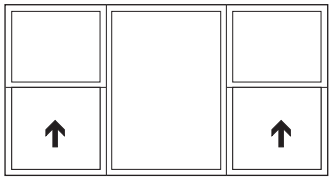
Single Hung



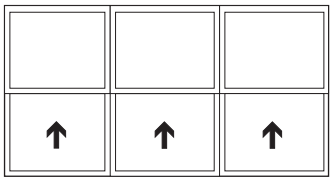
Double Single Hung



Gable Top Single Hung



Double Single Hung/Center Lite



Triple Single Hung

SH Minimum/Maximum Sizes

SINGLE-HUNG

– Min $1^{6}2^{0}$ Max $4^{0}7^{6}$

DOUBLE SINGLE-HUNG

– Min $3^{0}2^{6}$ Max $8^{0}7^{0}$

TRIPLE SINGLE-HUNG

– Min $4^{6}2^{6}$ Max $9^{0}7^{0}$

Minimum egress is $3^{0}5^{0}$ with a 30" bar set or $2^{6}6^{0}$ with a 36" bar set.

SH vent set: 12", 15", 18", 21", 24", 27", 30", 33" or 36"

SH Available Frame Styles

NO NAIL-ON FIN:

8220T Block Frame

8270T 1-5/8" Narrow Z-Bar (Tuscany only)

8240T 2-1/8" Wide Z-Bar (Tuscany only)

INCLUDES NAIL-ON FIN:

8220T 1-3/8" Nail Fin Setback

8230T 1" Nail Fin Setback with Stucco Key

8240T 1-3/8" Nail Fin Setback, 2" Long Nail Fin

8240T 1-3/8" Nail Fin Setback, 2" Long Nail Fin with optional:

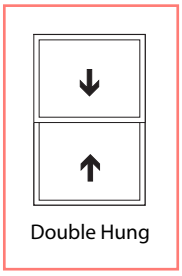
- 3/4" Flat J-channel
- 1" Contoured J-channel
- 2" Brickmold-style J-channel
- Welded Brickmold

NOTE: For engineering approval contact your Milgard representative for any configuration over 40 square feet. Each Milgard Manufacturing plant reserves the right to alter or change sizes and configurations according to location capabilities. Ask your Milgard rep about specialty applications. Windows over 40 square feet shipped open for field glazing. Varies by location.

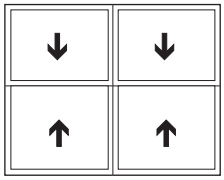
Not all frame styles available at all Milgard locations. Contact your Milgard Representative for more information.

Double Hung Window

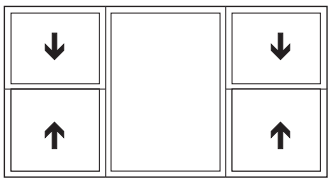
DH Configurations



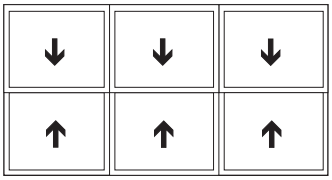
Double Hung



Double Double Hung



Double Double-Hung/Center Lite



Triple Double-Hung

DH Minimum/Maximum Sizes

DOUBLE-HUNG

– Min $1^{6}2^{6}$ Max $4^{0}7^{0}$

DOUBLE DOUBLE-HUNG

– Min $3^{0}2^{6}$ Max $6^{0}7^{0}$

TRIPLE DOUBLE-HUNG

– Min $4^{6}2^{6}$ Max $9^{0}7^{0}$

Minimum egress is $3^{0}6^{0}$ with a center bar set or $2^{6}6^{4}$ with a center bar set.

DH vent set: 1/2 window height

DH Available Frame Styles

NO NAIL-ON FIN:

8225T Block Frame

1-5/8" Narrow Z-Bar

2-1/8" Wide Z-Bar

INCLUDES NAIL-ON FIN:

8225T 1-3/8" Nail Fin Setback

1-3/8" Nail Fin Setback, 2" Long Nail Fin with optional:

- 3/4" Flat J-channel
- 1" Contoured J-channel
- 2" Brickmold-style J-channel
- Welded Brickmold

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Not all frame styles available at all Milgard locations. Contact your Milgard Representative for more information.

Drawings - Quick Links

Single Hung Window

108—1-3/8" Fin Setback

109—1" Fin Setback w/Stucco Key

110—1-3/8" Fin Setback w/Stucco Key

111—1-3/8" Fin Setback Accessory Groove Frame, 2" Nail Fin

112—Welded Brickmold

113—1-3/8" Fin Setback Accessory Groove Frame, 2" Brickmold

114—1-3/8" Fin Setback Accessory Groove Frame, 1" Contour J Channel

115—1-3/8" Fin Setback Accessory Groove Frame , 3/4" Flat J Channel

116—Accessory Groove Frame, 2-1/8" Contour Z-Bar

117—1-5/8" Contour Z-Bar

118—Block Frame

119—Double Below Double Picture - 1-3/8" Setback

120—Double over Double Picture - 1-3/8" Setback

121—SH above Picture - 1-3/8" Setback

Double Hung Window

122—1-3/8" Fin Setback

123—Welded Brickmold

124—1-3/8" Fin Setback Accessory Groove Frame, 2" Brickmold

125—1-3/8" Fin Setback Accessory Groove Frame, 1" Contour J Channel

126—1-3/8" Fin Setback Accessory Groove Frame, 3/4" Flat J Channel

127—Accessory Groove Frame, 2-1/8" Contour Z-Bar

128—1-5/8" Contour Z-Bar

129—Block Frame

Revit, SketchUp, .PDF and .DWG files can be accessed at
milgard.com/professionals/technical-resources