

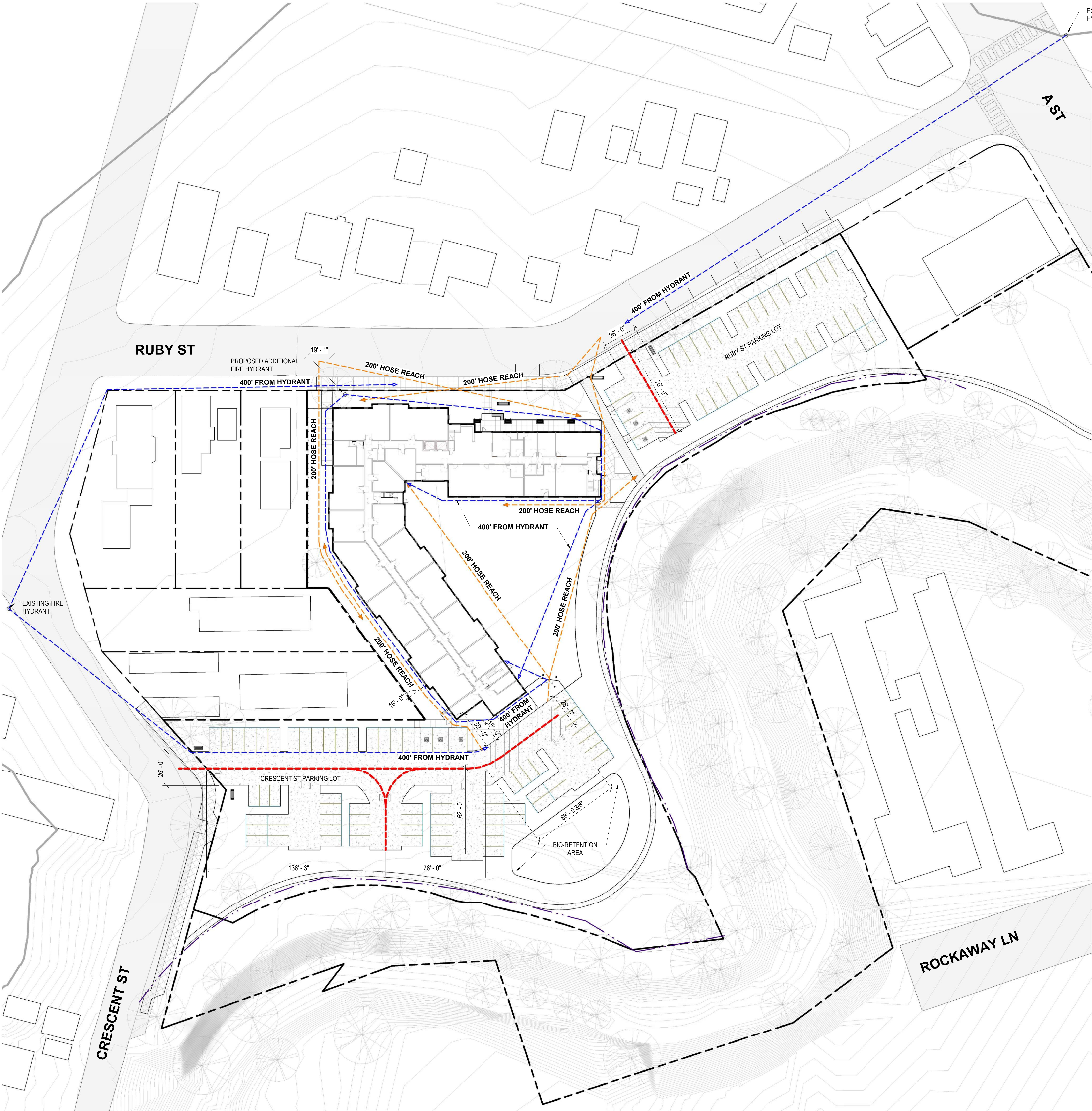
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ASSESSOR'S PARCEL NUMBER: (LOT MERGER PENDING)		LOT AREA: "LOT A": 128,029 SF (2.94 ACRES)	
THIS PROJECT HAS BEEN DESIGNED UNDER THE R-S-D20 RESIDENTIAL MULTI-FAMILY ZONING DISTRICT ADDRESS: RUBY ST, CASTRO VALLEY, CA 94546			
STANDARDS	REQUIRED	PROPOSED	NOTES, DENSITY BONUS CONCESSION, WAIVER, OR CONDITIONAL USE PERMIT
MINIMUM BUILDING SITE (SF)	5,000 SF	128,029 SF	NONE
MAXIMUM DENSITY (DU/AC)	21.8 DU/ AC + 35% PER DENSITY BONUS = 29.43 DU/AC	(72 / 2.94) = 24.49 DU/ AC	
MINIMUM AREA PER DWELLING UNIT (SF)	2,000 SF PER UNIT * 72 UNITS = 144,000 SF	128,029 SF	DENSITY BONUS
MAXIMUM LOT COVERAGE (%)	55%	23,244 / 128,029 = .18 = 18%	NONE
MAXIMUM HEIGHT (FT)	30' 35' (IF 25' FROM PROPERTY LINE AND NOT ADJACENT TO R-1 AND OTHER LOW RISE RESIDENTIAL)	55' MAXIMUM RIDGE ELEVATION	
MAXIMUM STORIES	3 STORIES	2, 3, AND 4 STORIES	DENSITY BONUS WAIVER
MAXIMUM BUILDING LENGTH (FT)	150 FT	116' - 8"	NONE
MAXIMUM FRONT YARD PAVING (%)	50%	11% (50 FT PAVING IN RUBY ST SETBACK / 437 FT RUBY ST FRONTAGE = .114)	NONE
MINIMUM FRONT SETBACK (FT)	20 FT	10 FT	
MINIMUM SIDE SETBACK, ADJACENT TO R-1 (FT)	FIRST STORY: 20 FT SECOND STORY: 20 FT THIRD STORY: 30 FT FOURTH STORY: 30 FT	FIRST STORY: 16 FT SECOND STORY: 16 FT THIRD STORY: 16 FT FOURTH STORY: 16 FT	DENSITY BONUS WAIVER
MINIMUM SETBACK FROM DRIVEWAY (FT)	5 FT	10 FT	NONE
MINIMUM ACCESS DRIVEWAY WIDTH (FT)	20 FT	26 FT	NONE
MAXIMUM FRONTAGE OF PARKING AND DRIVEWAYS (%)	40%	48% (209 PARKING AND DRIVEWAY / 437 FT RUBY ST FRONTAGE = .478	
MAXIMUM FRONTAGE OF PARKING (%)	30%	36% (156 PARKING / 437 FT RUBY ST FRONTAGE = .357	DENSITY BONUS WAIVER
UNIT PARKING (PER UNIT)	STUDIO: 1 ONE BEDROOM: 1.5 TWO BEDROOMS OR MORE: 2 (1*18) + (1.5*27) + (2*18) + (2*19) = 8 + 40.5 + 36 + 38 = 123 SPACES REQUIRED 1 SPACE PER UNIT COVERED = 72 COVERED PARKING SPACES REQUIRED	STUDIO: 1 ONE BEDROOM: 1 TWO BEDROOMS OR MORE: 2 (1*18) + (1*27) + (2*18) + (2*19) = 8 + 27 + 36 + 38 = 109 SPACES REQUIRED 35 SPACES IN RUBY ST LOT + 73 SPACES IN CRESCENT ST LOT = 109 TOTAL SPACES PROVIDED (INCLUDES 40 COMPACT SPACES AND 6 ACCESSIBLE SPACES) NO COVERED PARKING PROVIDED	DENSITY BONUS
GUEST PARKING (PER UNIT)	0.5 SPACES PER UNIT = 36 SPACES TOTAL	NONE	DENSITY BONUS
MINIMUM DECORATIVE DRIVEWAY PAVING (%)	10%	3,049 SF OF DECORATIVE PAVING (2,125 SF OF RUBY ST LOT + 1,942 SF OF CRESCENT ST LOT) / 36,416 SF TOTAL PARKING LOT AREA = 14% PROVIDED	NONE
BICYCLE PARKING (TABLE 20-210)	1 PER 4 UNITS = 18 RESIDENT SPACES REQUIRED 1 PER 25 UNITS = 3 GUEST SPACES REQUIRED	56 RESIDENT SPACES PROVIDED 8 GUEST SPACES PROVIDED	NONE
MINIMUM SITE LANDSCAPING (%)	30%	14,213 SF IN ENCLOSED COURTYARD 38,624 SF OTHER SITE LANDSCAPING 14,213 + 38,624 / 128,029 = 0.412 = 42%	NONE
MINIMUM WIDTH OF DRIVEWAY SIDE LANDSCAPING (FT)	5 FT	6 FT MINIMUM	NONE
MINIMUM TOTAL USABLE OPEN SPACE (SF PER UNIT)	350 SF PER UNIT * 72 UNITS = 25,200 SF REQUIRED PER UNIT	52,837 SF OPEN SPACE / 72 UNITS = 733.85 SF PER UNIT	NONE
MINIMUM COMMON USABLE OPEN SPACE (SF PER UNIT)	NO LESS THAN 100 SF PER UNIT 100 * 72 = 7,200 SF REQUIRED	14,213 SF OPEN SPACE IN COURTYARD	NONE
MINIMUM PRIVATE USABLE OPEN SPACE (SF PER UNIT)	100 SF PER UNIT	NONE	DENSITY BONUS CONCESSION
MINIMUM STORAGE AREA (CUBIC FEET PER UNIT)	100 CUBIC FEET PER UNIT + 75 CUBIC FEET PER BEDROOM. MAX OF 250 CUBIC FEET PER UNIT	NONE	DENSITY BONUS CONCESSION



SHEET LIST	
SHEET NUMBER	SHEET NAME
01 GENERAL	
G0.00	COVER SHEET
G0.01	FIRE ACCESS DIAGRAMS
G0.02	EGRESS PATH DIAGRAMS
02 CIVIL	
C-0.1	COVER SHEET
C-0.2	LOT LINE ADJUSTMENT
C-0.3	LOT LINE ADJUSTMENT
C-1.1	TOPOGRAPHIC & BOUNDARY SURVEY
C-1.2	TOPOGRAPHIC & BOUNDARY SURVEY
C-1.3	BOUNDARY LOT LINE ADJUSTMENT
C-1.4	LOT LINE ASJUSTMENT
C-4.1.1	GRADING PLAN
C-4.1.2	GRADING PLAN
C-4.1.3	PRELIMINARY GRADING PLAN - SECTIONS
C-5.1	UTILITY PLAN
C-5.2	UTILITY PLAN
C-6.1	STORMWATER TREATMENT PLAN
C-6.2	STORMWATER TREATMENT PLAN
03 LANDSCAPE	
L1.1	LANDSCAPE PLAN - OPTION A - PEDESTRIAN TRAIL
L1.2	LANDSCAPE PLAN - OPTION B - PEDESTRIAN & BIKE TRAIL
L1.3	LANDSCAPE PLAN - OPTION C - NO TRAIL
L2	ENLARGED COURTYARD PLAN
L3	PLANTING PLAN
L4	PRECEDENT IMAGES AND CONCEPT DETAILS
04 ARCHITECTURAL	
A1.01a	SITE PLAN - GROUND FLOOR - PEDESTRIAN TRAIL ONLY
A1.01b	SITE PLAN - GROUND FLOOR - BIKE/PEDESTRIAN TRAIL
A1.01c	SITE PLAN - GROUND FLOOR - NO TRAIL
A2.01	LEVEL 01 FLOOR PLAN
A2.02	LEVEL 02 FLOOR PLAN
A2.03	LEVEL 03 FLOOR PLAN
A2.04	LEVEL 04 FLOOR PLAN
A2.05	ROOF PLAN
A3.01	COLOR AND MATERIALS BOARD
A3.03	BUILDING ELEVATIONS
A3.04	BUILDING ELEVATIONS
A3.05	BUILDING ELEVATIONS

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ABBREVIATIONS

AB	ANCHOR BOLT	JAN	JANITOR
ABV	ABOVE	JT	JOINT
AC	AIR CONDITIONING	KD	KILN DRIED
ACC	ACCESSIBLE	KIT	KITCHEN
A.C.P.	ACUSTIC CEILING PANEL	KPL	KICK PLATE
A.C.T.	ACUSTIC CEILING TILE	LAU	LAUNDRY
A.D.	AREA DRAIN	LAV	LAVATORY
ADDL	ADDITIONAL	LIN	LINOLEUM
ADOM	ADJENDUM	LVT	LUXURY VINYL TILE
ADH	ADHESIVE	LVL	LEVEL
ADJ	ADJACENT OR ADJUSTABLE	MAX	MAXIMUM
AFF	ABOVE FINISHED FLOOR	MB	MACHINE BOLT
ALUM	ALUMINUM	MC	MEDICINE CABINET
ALT	ALTERNATIVE	MECH	MECHANICAL
AMT	AMOUNT	MTL	METAL
ANOD	ANODIZED	MFR	MANUFACTURER
AP	ACCESS PANEL	MHN	MINIMUM
APL	ASSUMED PROPERTY LINE	MTD	MOUNTED
APPROX	APPROXIMATE	N/A	NOT APPLICABLE
ARCH	ARCHITECT(URAL)	NIC	NOT IN CONTRACT
ASSY	ASSEMBLY	NTS	NOT TO SCALE
AV	AUDIO VISUAL	OI	OVER
AUTO	AUTOMATIC	OC	ON CENTER
BALC	BALCONY	OD	OUTSIDE DIAMETER
BATT	BATTING	OFC	OFFICE
BD	BOARD	OFD	OVERFLOW DRAIN
BLDG	BUILDING	OH	OVERHEAD
BLKG	BLOCKING	OITC	OUTSIDE-INSIDE TRANSMISSION CLASS
BM	BEAM	OPP	OPPOSITE
B.O.C.	BOTTOM OF CURB	OPP HD/OPH	OPPOSITE HAND
B.O.D.	BASIS OF DESIGN	OPNG	OPENING
BOT	BOTTOM	PCB	PRECAST CONCRETE
B.O.W.	BACK OF SIDEWALK	PERF	PERFORATED
BRKT	BRACKET	PL	PLATE
BTW, B/W	BETWEEN	P.L.	PROPERTY LINE
BUR	BUILT UP ROOFING	PLAM	PLASTIC LAMINATE
CAB	CABINET	PR	PAIR
CEM	CEMENT	PT	PRESSURE TREATED OR POST TENSIONED
CEM PLAS	CEMENT PLASTER	PTD	PLYWOOD, PLY
CP	CAST IN PLACE	REF	PREFABRICATED
CJ	CONTROL JOINT	PV	PHOTOVOLTAIC
CL	CLOSE	PVC	POLYVINYL CHLORIDE (RIGID)
CLG	CEILING	QTY	QUANTITY
CLKG	CALLKING	R	RISER
CLR	CLEAR	RCP	REFLECTED CEILING PLAN
CMU	CONCRETE MASONRY UNIT	REF	REFERENCE OR REFRIGERATOR
COL	COLUMN	REIN	REINFORCE(D) (ING) (MENT)
CONC	CONCRETE	REQ	REQUIRED
CONN	CONNECTION	RESIL	RESILIENT
CONNT	CONTINUOUS	RFG	ROOFING
CONST	CONSTRUCTION	RM	ROOM
CONTR	CONTRACTOR	RO	ROUGH OPENING
CSMT	CASEMENT	RWL	RAINWATER LEADER
CT	CERAMIC TILE	SAF	SELF-ADHERED FLASHING
CTSK	COUNTERSINK	SC	SOLID CONE
D	DRYER	S.C.D.	SEE CIVIL DRAWINGS OR SEE CONCRETE DRAWINGS
DBL	DOUBLE	SD	STANDARD
DEMO	DEMOLISH OR DEMOLITION	SHV	SHELVES (ING)
DF	DOUGLAS FIR	SO IN	SQUARE INCH
DIA	DIAMETER	S.D.S	SEE STRUCTURAL DRAWINGS
DIM	DIMENSION	SECT	SECTION
DN	DOWN	S.E.D.	SEE ELECTRICAL DRAWINGS
DS	DOWNSPOUT	S.F.	SQUARE FOOT OR SUBFLOOR
DTL	DETAIL	SG	SAFETY GLAZING
DW	DISHWASHER	SIM	SIMILAR
DWG	DRAWING	S.L.D.	SEE LANDSCAPE DRAWINGS
(E)	EXISTING	SM	SHEET METAL
EA	EACH	S.M.D.	SEE MECHANICAL DRAWINGS
EB	EXPANSION BOLT	SP	STANDPIPE
EJ	EXPANSION JOINT	S.P.D.	SEE PLUMBING DRAWINGS
ELEV	ELEVATION OR ELEVATOR	SPECS	SPECIFICATIONS
ELEC	ELECTRIC	SQ	SQUARE
ENCL	ENCLOSURE ENCLOSED	SSTL, SS	SANITARY SEWER
EP	ELECTRIC PANEL	STC	STAINLESS STEEL
EQ	EQUAL	STD	SOUND TRANSMISSION CLASS STANDARD
EQPT	EQUIPMENT	STL	STEEL
EXP	EXPANSION	STOR	STORAGE
EXT	EXTERIOR	STRUCT, STRL	STRUCTURAL
FACP	FIRE ALARM CONTROL PANEL	SUSP	SUSPENDED
FAU	FORCED AIR UNIT	SUSP CLG	SUSPENDED CEILING
FCB	FIBER CEMENT BOARD	SV	SHEET VINYL
FCP	FIBER CEMENT PANEL	SYS	SYSTEM
FD	FLOOR DRAIN OR FIRE DEPARTMENT	T&G	TONGUE AND GROOVE
FDN	FOUNDATION	TDS	TIE DOWN SYSTEM
FE	FIRE EXTINGUISHER	TEL	TELEPHONE
FEC	FIRE EXTINGUISHER CABINET	TEMP	TEMPERATURE OR TEMPORARY
FF	FINISHED FLOOR	TEMP GL	TEMPERED GLASS
FIN	FINISH OR FINISHED	THK	THICKNESS
FLEX	FLEXIBLE	T.O.	TOP OF
FLR	FLOOR	T.O.C.	TOP OF CONCRETE
F.O.B.	FACE OF BEAM	T.O.PL	TOP OF PLATE
F.O.C.	FACE OF CONCRETE	T.O.S.	TOP OF SLAB
F.O.F.	FACE OF FINISH	T.O.SF	TOP OF SUBFLOOR
F.O.S.	FACE OF STUD	T.O.W.	TOP OF WALL
F.O.W.	FACE OF WALL	TPD	TOILET PAPER DISPENSER
FR	FIRE RESISTANCE	T	TREAD OR TEMPERED
FRTR	FIRE RETARDANT TREATED WOOD	TYP	TYPICAL
FRP	FIBER REINFORCED PLASTIC	UL	UNDERWRITERS LABORATORY
FT	FOOT	UN	UNLESS OTHERWISE NOTED
FTG	FOOTING	VCT	VINYL COMPOSITION TILE
GA	GAUGE	VERT	VERTICAL
GALV	GALVINIZED	VEST	VESTIBULE
GAR	GARAGE	VGF	VERTICAL GRAIN DOUGLAS FIR
GFCI	GROUND FAULT CIRCUIT INTERRUPTER	VIF	VERIFY IN FIELD
GLAZ	GLAZING	W	WASHER
GSM	GALVINIZED SHEET METAL	W	WITH
GWB	GYPSPUM WALL BOARD	WC	WATER CLOSET
GYP	GYPSPUM	WD	STACKED WASHER AND DRYER
HB	HOSE BIB	WDW	WINDOW
HC	HOLLOW CORE	WH	WATER HEATER
HD	HOLD-DOWN	WID	WITHOUT
HM	HOLD METAL	W.O.	WHERE OCCURS
HORIZ	HORIZONTAL	WP	WEATHERPROOF
H PLAM	HIGH PRESSURE LAMINATE	WRB	WEATHER RESISTIVE BARRIER
HR	HOUR OR HANDRAIL	WS	WHEELSTOP
HSS	TUBE STEEL	WSC	WAINSCOT
HVAC	HEATING, VENTILATION, AIR-CONDITIONING	WWF	WELDED WIRE FABRIC
HYD	HYDRANT		
IIC	IMPACT INSULATION CLASS		
IN	INCHES		
INSUL	INSULATION		
INT	INTERIOR		

SITE PLAN KEY	
---	PROPERTY LINE
- - - -	FEMA FLOODPLAIN
- - - -	CREEK SETBACK
---	200' HOSE LENGTH FROM TRUCK
---	400' HOSE LENGTH FROM HYDRANT
---	FIRE TRUCK ACCESS

Fire Access Diagram 1
1" = 30'-0"

EDEN HOUSING

22845 Grand St, Hayward, CA 94541
(510) 582-1460

RUBY ST
Ruby St, Castro Valley, CA 94546

STAMP:

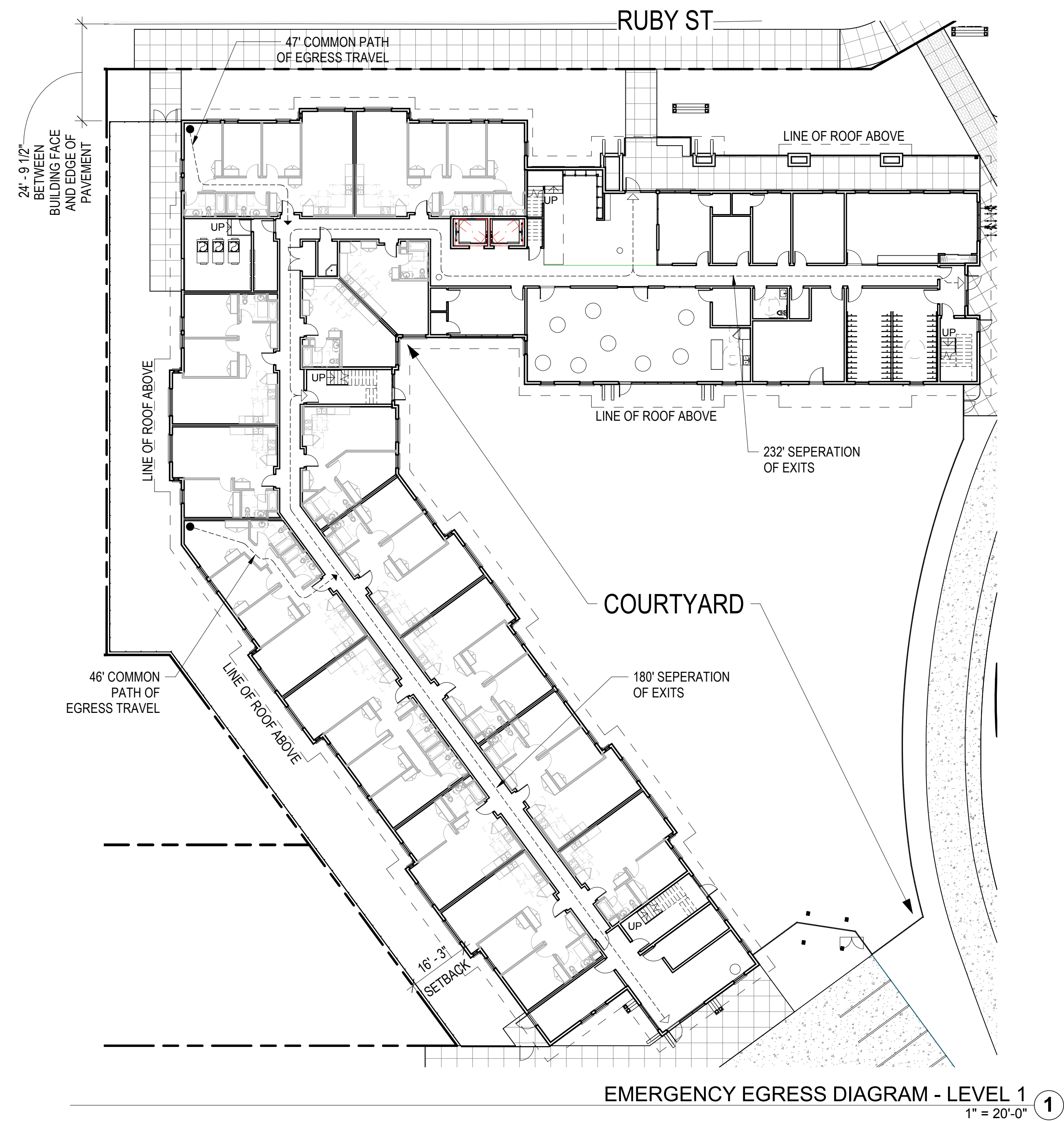
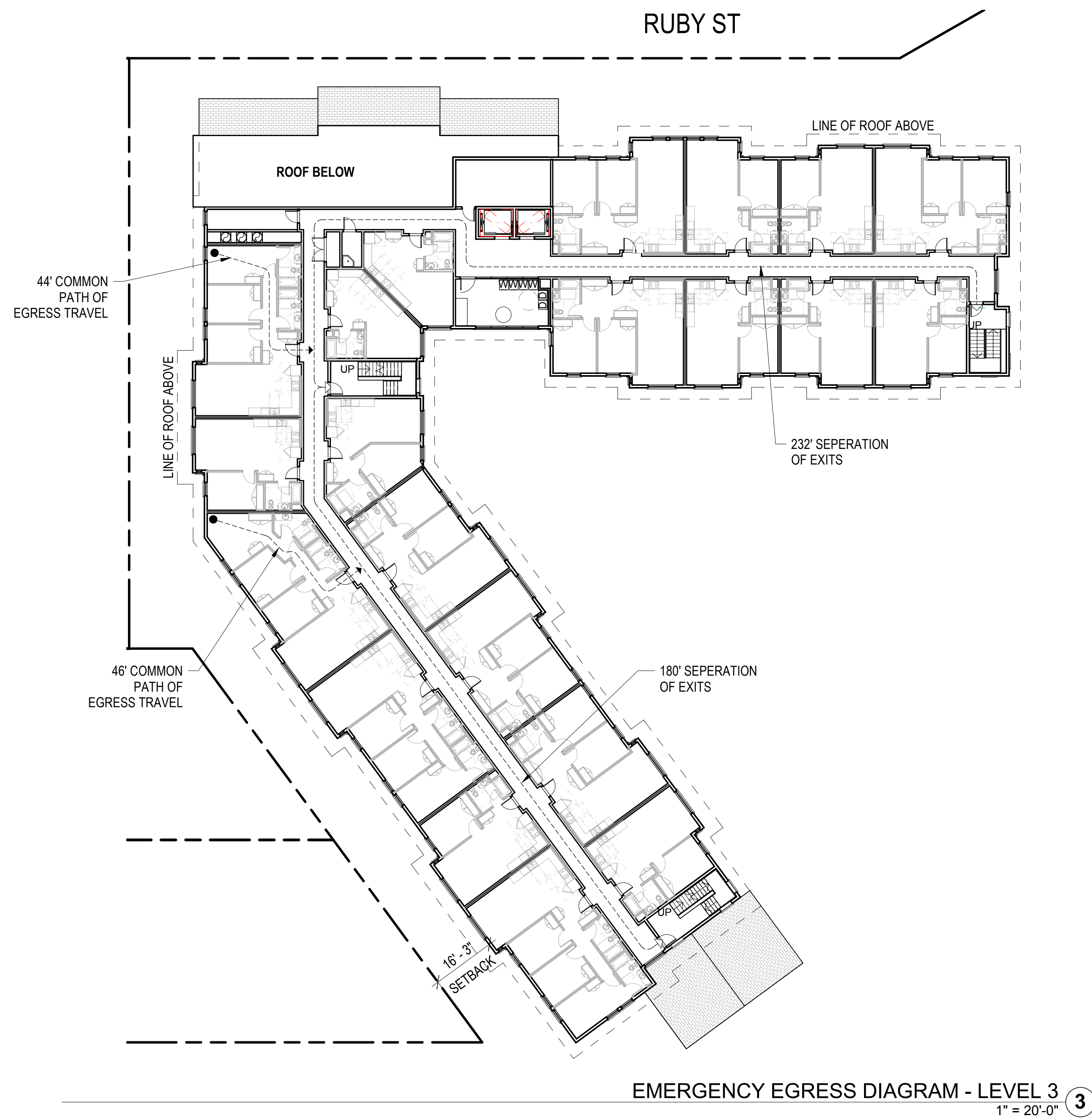
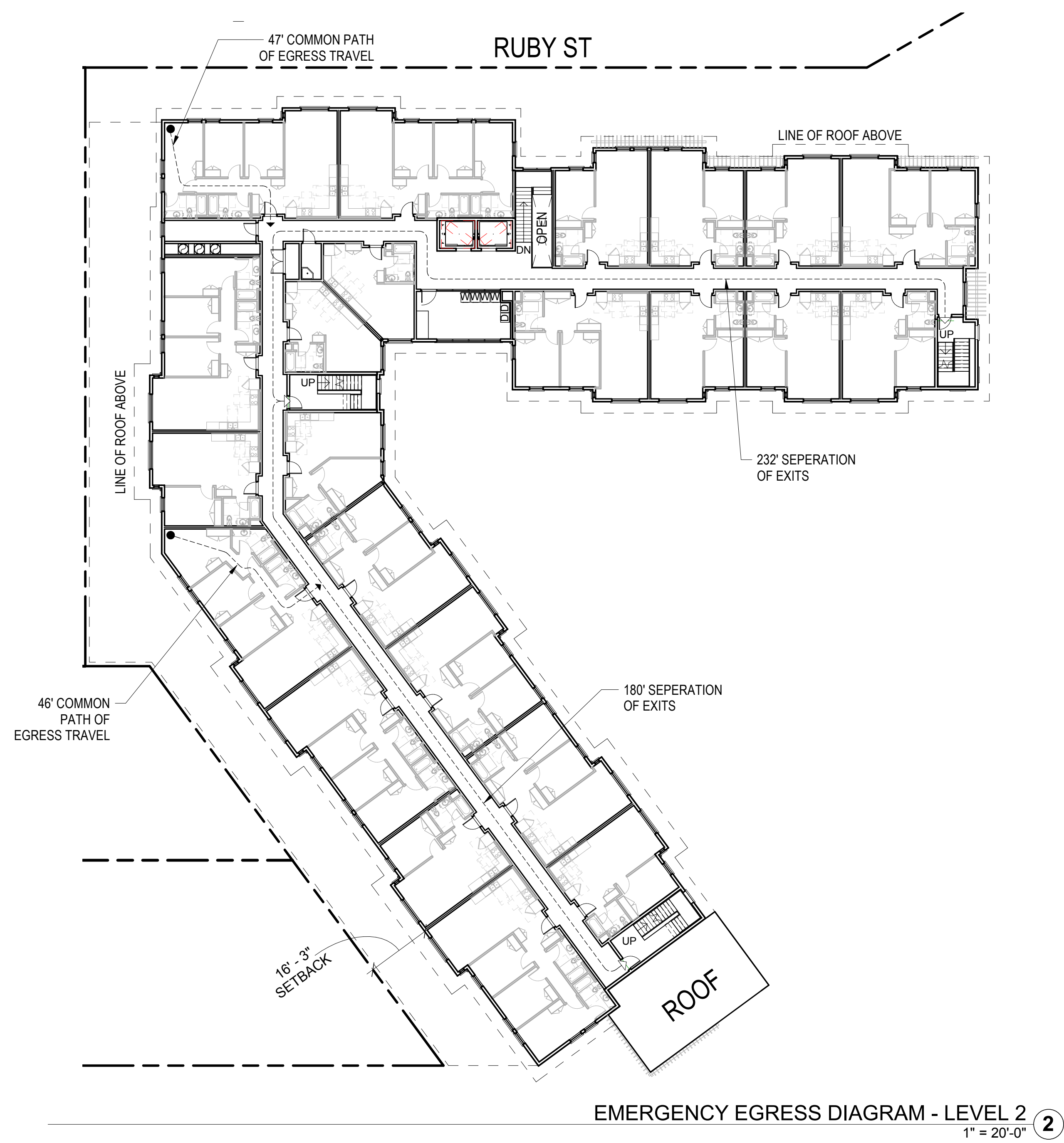
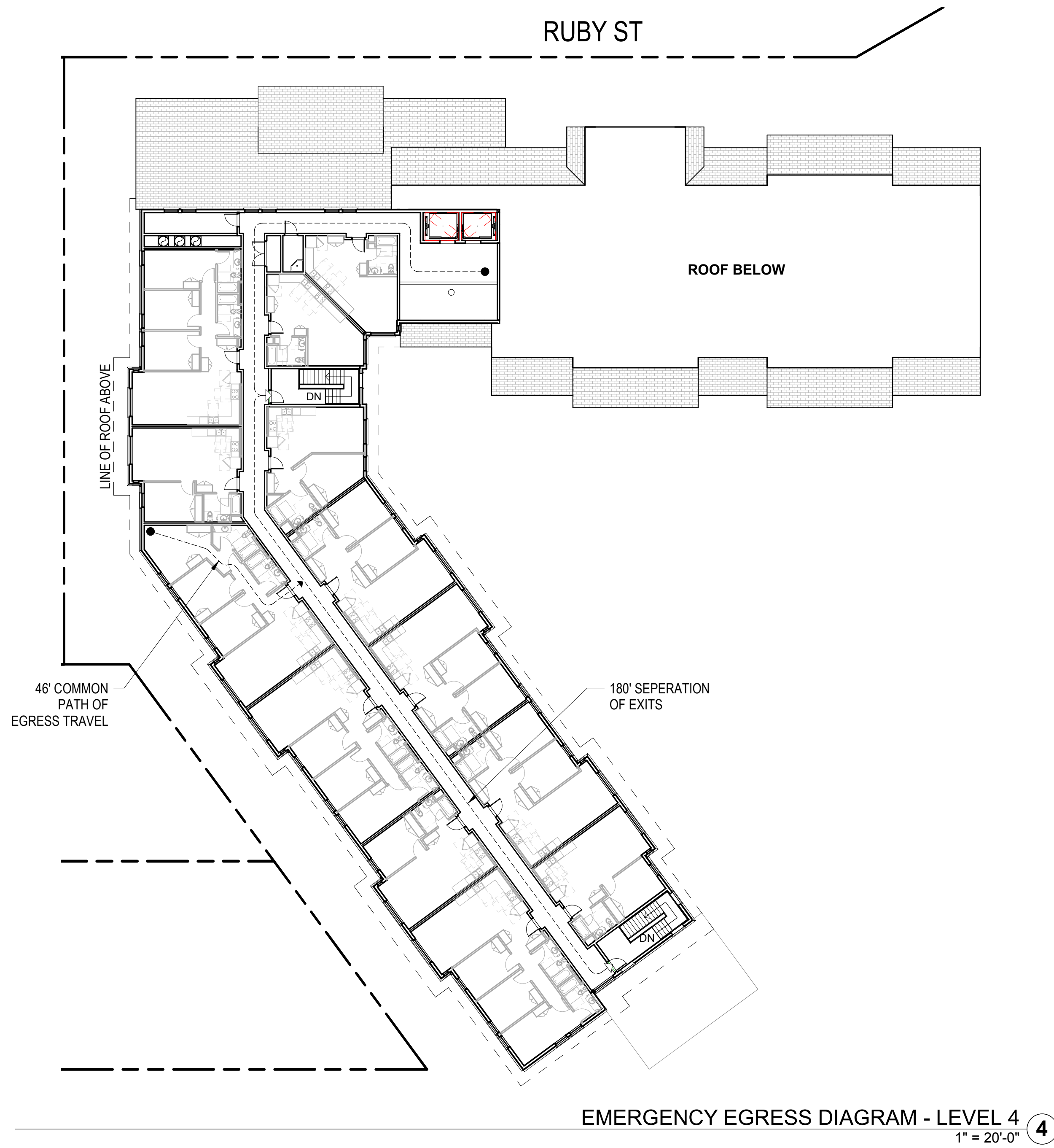
REVISION SCHEDULE
NO. | ISSUE | DATE

SDR REVIEW 02/05/19

JOB NUMBER: 1744
DRAWN BY: KJ
CHECKED BY: TB & CC
DATE: 6 / 7 / 19
SCALE: As indicated

TITLE:
FIRE ACCESS DIAGRAMS

SHEET:
G0.01



LEGAL DESCRIPTION

REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF ALAMEDA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL ONE:

LOTS 11 AND 12, IN BLOCK "M", AS SAID LOTS AND BLOCK ARE SHOWN ON THE "MAP OF THE KNOX TRACT, PROPERTIES OF MILO AND WM. KNOX, ADJACENT TO THE TOWN OF HAYWARD, ALAMEDA CO., CALIFORNIA", FILED JUNE 18, 1892, IN BOOK 17 OF MAPS, PAGE 87, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY.

APN NO: 415-0230-013

PARCEL TWO:

LOT 10 IN BLOCK "M", OF THE KNOX TRACT, ACCORDING TO THE MAP THEREOF FILED JUNE 18, 1892, IN BOOK 17 OF MAPS, PAGE 87, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY.

APN NO: 415-0230-014

PARCEL THREE:

LOT NO. 8 IN BLOCK LETTERED M AS SAID LOT AND BLOCK ARE SHOWN ON THE "MAP OF THE KNOX TRACT, PROPERTIES OF MILO AND WM. KNOX, ADJACENT TO THE TOWN OF HAYWARD, ALAMEDA CO., CALIFORNIA", FILED JUNE 18, 1892 IN BOOK 17 OF MAPS PAGE 87, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY.

APN NO: 415-0230-016

PARCEL FOUR:

LOT 3 IN BLOCK "M", AS SAID LOT AND BLOCK ARE SHOWN ON THE "MAP OF THE KNOX TRACT, PROPERTIES OF MILO AND WM. KNOX, ADJACENT TO THE TOWN OF HAYWARD, ALAMEDA CO. CALIFORNIA", FILED JUNE 18, 1892, IN BOOK 17 OF MAPS, AT PAGE 87, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY.

APN NO: 415-0230-015

PARCEL FIVE:

LOTS 6 AND 7, IN BLOCK "M", AS SAID LOTS AND BLOCK ARE SHOWN ON THE "MAP OF THE KNOX TRACT PROPERTIES OF MILO AND WM. KNOX ADJACENT TO THE TOWN OF HAYWARD, ALAMEDA CO., CALIFORNIA", FILED JUNE 18, 1892, IN BOOK 17 OF MAPS, PAGE 87, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY.

APN NO: 415-0230-019 AND 415-0230-017

PARCEL SIX:

LOT 13, BLOCK M, MAP OF THE KNOX TRACT, PROPERTIES OF MILO AND WILLAM KNOX, ADJACENT TO THE TOWN OF HAYWARD, FILED JUNE 18, 1892, MAP BOOK 17, PAGE 87, ALAMEDA COUNTY RECORDS.

APN: 415-230-12

PARCEL SEVEN:

LOT 14, BLOCK M, MAP OF THE KNOX TRACT, PROPERTIES OF MILO AND WILLIAM KNOX ADJACENT TO THE TOWN OF HAYWARD, FILED JUNE 18, 1892, MAP BOOK 17, PAGE 87, ALAMEDA COUNTY RECORDS.

APN 415-230-11

PARCEL EIGHT:

PORTION OF LOT 1 IN BLOCK "M", AS SAID LOT AND BLOCK ARE SHOWN ON THE "MAP OF THE KNOX TRACT, PROPERTIES OF MILO AND WM. KNOX, ADJACENT TO THE TOWN OF HAYWARD, ALAMEDA CO., CALIFORNIA", FILED JUNE 18, 1892, IN BOOK 17 OF MAPS, PAGE 87, IN THE OFFICE OF THE COUNTY RECORDED OF ALABAMA COUNTY.

ALSO PORTION OF THE PARCEL OF LAND DESCRIBED IN THE GIFT DEED FROM MARY R. HANSON, A WIDOW, TO END A. ROSENBERG, DATED OCTOBER 18, 1921, RECORDED OCTOBER 27, 1921, IN BOOK 83 OF OFFICIAL RECORDS OF ALAMEDA COUNTY, PAGE 384, SAID PORTIONS BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHWESTERN LINE OF THE COUNTY ROAD LEADING FROM HAYWARD TO CASTRO VALLEY, COMMONLY KNOWN AS "A" STREET, WITH THE INTERSECTION THEREOF WITH THE EASTERN CORNER OF SAID LOT 1 BLOCK "M", AS SAID LOT AND BLOCK ARE SHOWN ON SAID MAP; THENCE SOUTH 36° 09' WEST 86 FEET; THENCE NORTH 54° 07' WEST 117.13 FEET TO A POINT IN THE BED OF SAN LORENZO CREEK; THENCE ALONG THE BED OF SAID CREEK NORTH 1° 03' EAST 81.24 FEET; THENCE LEAVING THE BED OF SAID CREEK NORTHEASTERLY 50 FEET, MORE OR LESS TO THE NORTH -WEST CORNER OF SAID LOT 1; THENCE NORTH 54° 07' EAST 125.37 FEET TO THE POINT OF BEGINNING.

APN 415-230-023

PARCEL NINE:

LOT 2 BLOCK "M", AS SAID LOT AND BLOCK ARE SHOWN ON THAT CERTAIN MAP ENTITLED, "MAP OF THE KNOX TRACT, PROPERTIES OF MILO AND WM. KNOX, ADJACENT TO THE TOWN OF HAYWARD, ALAMEDA CO., CALIFORNIA", FILED JUNE 18, 1892, IN BLOCK 17 OF MAPS, AT PAGE 87, IN THE OFFICE OF THE COUNTY RECORDED OF ALAMEDA COUNTY.

APN 415-230-022

PARCEL TEN:

LOT 3 IN BLOCK "M", AS SAID LOT AND BLOCK ARE SHOWN ON THAT CERTAIN MAP ENTITLED, "MAP OF THE KNOX TRACT, PROPERTIES OF MILO AND WM. KNOX, ADJACENT TO THE TOWN OF HAYWARD, ALAMEDA CO., CALIFORNIA", FILED JUNE 18, 1892, IN BOOK 17 OF MAPS, AT PAGE 87, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY.

APN: 415-0230-021

PARCEL ELEVEN:

PORTION OF LOT 20, IN BLOCK "M", AND A PORTION OF AN UNNUMBERED LOT, AS SHOWN ON THE "MAP OF THE KNOX TRACT, PROPERTIES OF MILO AND WM. KNOX ADJACENT TO THE TOWN OF HAYWARD, ALAMEDA CO., CALIFORNIA", FILED JUNE 18, 1892, IN BOOK 17 OF MAPS, AT PAGE 87, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHWESTERN LINE OF SAID LOT 20, DISTANT THEREON SOUTH 50° 05' EAST 121.38 FEET FROM THE MOST WESTERN CORNER OF SAID LOT 20; AND RUNNING THENCE NORTH 72° 44' 15" 104.84 FEET; THENCE SOUTH 18° 58' 30" EAST 98.69 FEET; THENCE SOUTH 48° 06' 30" WEST 122.35 FEET TO THE SOUTHWESTERN LINE OF SAID

"KNOX TRACT", THENCE ALONG THE LAST NAMED LINE NORTH 26° 57' WEST 126.02 FEET TO AN ANGLE POINT THEREIN AT THE MOST EASTERN AT THE MOST EASTERN CORNER OF THE PARCEL OF LAND AWARDED TO HAYWARD UNION HIGH SCHOOL DISTRICT OF ALAMEDA COUNTY IN THE DECREE QUIETING TITLE CASE NO. 164714, DATED AUGUST 14, 1945, RECORDED AUGUST 27, 1945 IN BOOK 4772 OF OFFICIAL RECORDS OF ALAMEDA COUNTY, PAGE 33; THENCE ALONG THE NORTHEASTERN LINE OF THE LAST NAMED PARCEL NORTH 42° 39' 30" WEST 35 FEET, MORE OR LESS, TO A LINE DRAWN SOUTH 72° 44' 15" WEST FROM THE POINT OF BEGINNING, AND THENCE NORTH 72° 44' 15" EAST 35 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

APN: 415-230-070 & -069

LEGAL DESCRIPTION (CONT.)

PARCEL TWELVE:

PORTION OF LOT 20, IN BLOCK "M", AND A PORTION OF AN UNNUMBERED LOT, AS SHOWN ON THE "MAP OF THE KNOX TRACT, PROPERTIES OF MILO AND WM. KNOX, ADJACENT TO THE TOWN OF HAYWARD, ALAMEDA CO., CALIFORNIA", FILED JUNE 18, 1892, IN BOOK 17 OF MAPS, AT PAGE 87, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERN LINE OF CRESCENT AVENUE, AS SHOWN ON SAID MAP, WITH THE SOUTHWESTERN LINE OF SAID LOT 20; AND RUNNING THENCE ALONG SAID SOUTHWESTERN LINE OF SAID LOT 20 SOUTH 50° 05' EAST 121.38 FEET; THENCE NORTH 72° 44' 15" EAST, 104.84 FEET; THENCE NORTH 20° 30' 40" WEST 78.63 FEET TO AN ANGLE POINT IN SAID SOUTHERN LINE OF CRESCENT AVENUE; AND THENCE ALONG THE LAST NAMED LINE SOUTH 80° 48' WEST 167.65 FEET TO THE POINT OF BEGINNING.

APN: 415-0230-002 AND 003 (A PORTION)

PARCEL THIRTEEN:

LOT 20 IN BLOCK "M", A SAID LOT AND BLOCK ARE SHOWN ON THE "MAP OF THE KNOX TRACT, PROPERTIES OF MILO AND WM. KNOX, ADJACENT TO THE TOWN OF HAYWARD, ALAMEDA CO., CALIFORNIA", FILED JUNE 18, 1892 IN BOOK 17 OF MAPS, PAGE 87, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY.

EXCEPTING FROM PARCEL 13, A PARCEL OF LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A STAKE WHICH MARKS THE MOST WESTERN CORNER OF THE ABOVE MENTIONED LOT 20 IN BLOCK "M"; AND RUNNING THENCE SOUTH 56° 45' EAST DISTANT 31.32 FEET TO A STAKE; THENCE SOUTH 66° 26' EAST DISTANT 22.53 FEET TO A STAKE; THENCE SOUTH 16° 31' EAST DISTANT 18.10 FEET TO A STAKE ON THE SOUTHWESTERN LINE OF SAID LOT 20 IN BLOCK "M"; THENCE ALONG SAID LINE NORTH 50° 03' WEST, DISTANT 67.75 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING FROM SAID PARCEL 13 THOSE PORTIONS THEREOF WHICH LIE WITHIN THE LINES OF PARCELS 11 AND 12 ABOVE DESCRIBED.

APN: 415-0230-005 (PORTION)

PARCEL FOURTEEN:

BEGINNING AT THE POINT OF INTERSECTION OF THE NORTHWESTERN LINE OF "A" STREET WITH THE NORTHWESTERN LINE OF COUNTY ROAD LEADING FROM HAYWARD TO CASTRO VALLEY; RUNNING THENCE NORTH 28° 57' WEST 53.4 FEET; THENCE NORTH 1° 3' EAST 180.7 FEET; THENCE NORTH 18° 57' WEST 120 FEET TO A POINT IN THE BED OF SAN LORENZO CREEK AND THE ACTUAL POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE ALONG THE BED OF SAID CREEK, NORTH 79° 57' WEST 100 FEET; THENCE SOUTH 63°

03' WEST, 115 FEET; THENCE SOUTH 43° 03' WEST, 133.4 FEET; THENCE NORTH 56° 57' WEST 133 FEET; THENCE NORTH 11° 57' WEST, 138 FEET; THENCE NORTH 26° 57' WEST FEET 130 FEET; THENCE NORTHWESTERLY IN A DIRECT LINE AND LEAVING THE BED OF SAID CREEK, A DISTANCE OF 146 FEET TO A POINT ON THE SOUTHERN LINE OF CRESCENT AVENUE, MIDWAY BETWEEN THE EXTREME EASTERN CORNER OF LOT 21 AND THE EXTREME WESTERN CORNER OF LOT 20 IN BLOCK "M", AS SAID AVENUE, LOTS AND BLOCK ARE SHOWN ON THE MAP HEREIN REFERRED TO; THENCE NORTH 80° 48' EAST ALONG SAID LINE OF CRESCENT AVENUE, 20 FEET TO THE MOST WESTERN CORNER OF SAID LOT 20; THENCE SOUTH 50° 05' EAST ALONG THE SOUTHWESTERN BOUNDARY LINE OF SAID LOT 20, 289.18 FEET; THENCE FOLLOWING THE SOUTHERN BOUNDARY LINE OF LOT 20, IN SAID BLOCK "M", SOUTH 8° 21' EAST 82 FEET; THENCE SOUTH 28° 23' EAST, 111.82 FEET; THENCE NORTH 52° 28' EAST 46.45 FEET; THENCE NORTH 4° 23' EAST 95.13 FEET; THENCE NORTH 22° 13' EAST 76 FEET; THENCE NORTH 87° 40' EAST, 150.00 FEET TO THE MOST WESTERN CORNER OF LOT 9 IN SAID BLOCK "M"; THENCE ALONG THE SOUTHWESTERN BOUNDARY LINE OF SAID LOT 9 AND ALONG THE SOUTHWESTERN BOUNDARY LINE OF LOT 8 IN SAID BLOCK "M", SOUTH 53° 46' EAST, 100 FEET; THENCE SOUTHWESTERLY IN A DIRECT LINE, 50 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

BEING A PORTION OF THE KNOX TRACT, AS SAID TRACT IS SHOWN ON THE MAP OF THE KNOX TRACT, PROPERTIES OF MILO AND WM. KNOX, ADJACENT TO THE TOWN OF HAYWARD, ALAMEDA CO., CALIFORNIA", FILED JUNE 18, 1892, IN BOOK 17 OF MAPS PAGE 87, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY.

EXCEPTING FROM SAID PARCEL 14, THOSE PORTIONS THEREOF, WHICH LIES WITHIN THE BOUNDARY LINES OF PARCELS 11, 12, ABOVE DESCRIBED.

ALSO EXCEPTING FROM PARCEL 14 THAT PORTION THEREOF LIES WITHIN THE BOUNDARY LINE OF PARCEL 3 DESCRIBED IN THE GRANT DEED TO STATE OF CALIFORNIA, RECORDED JUNE 30, 1969, REEL 2431, IMAGE 353, ALAMEDA COUNTY RECORDS.

APN: 415-230-005 (REMAINDER) AND 415-230-003 (REMAINDER)

PARCEL FIFTEEN:

A PORTION OF LOT 1 IN BLOCK "M", AS SAID LOT AND BLOCK ARE SHOWN ON THE "MAP OF THE KNOX TRACT, PROPERTIES OF MILO AND WM. KNOX, ADJACENT TO THE TOWN OF HAYWARD, ALAMEDA CO., CALIFORNIA", FILED JUNE 18, 1892, IN BOOK 17 OF MAPS, PAGE 87, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY, ALSO A PORTION OF THE PARCEL OF LAND DESCRIBED IN THE GIFT DEED FROM MARY R. HANSON, A WIDOW, TO END A. ROSENBERG, DATED OCTOBER 18, 1921, RECORDED OCTOBER 27, 1921, IN BOOK 83, OF OFFICIAL RECORDS OF ALAMEDA COUNTY, PAGE 384, SAID PORTIONS ARE DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHWESTERN LINE OF THE COUNTY ROAD FROM HAYWARD TO CASTRO VALLEY AS SAID ROAD IS SHOWN ON SAID MAP, WITH THE WESTERN LINE OF SAID LOT 1; RUNNING ALONG THE NORTHWESTERN LINE OF SAID COUNTY ROAD, SOUTH 36° 09' WEST 80 FEET TO THE NORTHWESTERN LINE OF "A" STREET AS SHOWN ON SAID MAP; THENCE NORTH 28° 57' WEST 53.4 FEET; THENCE NORTH 1° 03' EAST 119.46 FEET; THENCE SOUTH 54° 07' EAST 117.13 FEET TO THE NORTHWESTERN LINE OF SAID COUNTY ROAD; THENCE ALONG THE LAST SAID LINE, SOUTH 36° 09' WEST 40.23 FEET TO THE POINT OF BEGINNING.

APN: 415-0230-024

PARCEL SIXTEEN:

BEGINNING AT A POINT IN THE BED OF SAN LORENCO CREEK, FROM WHICH POINT BEARS SOUTH 1° 3' WEST 180.7 FEET AND SOUTH 28° 57' EAST, 53.4 FEET, AN ANGLE FORMED BY THE INTERSECTION OF THE NORTHWESTERN LINE OF "A" STREET AND THE NORTHWESTERN LINE OF THE COUNTY ROAD RUNNING FROM HAYWARD TO CASTRO VALLEY; THENCE ALONG Rev. NAT 8/24/15 Page 8 Order No. 54605-1518692-17

THE BED OF SAID CREEK NORTH 18° 57' WEST 120 FEET; THENCE NORTHEASTERLY IN A DIRECT LINE 50 FEET TO THE SOUTHWEST CORNER OF LOT 7 IN BLOCK M, AS SAID LOT AND BLOCK ARE SHOWN ON THE "MAP OF THE KNOX TRACT ETC., ADJACENT TO THE TOWN OF HAYWARD, ALAMEDA CO., CALIFORNIA", FILED JUNE 18, 1892 IN BOOK 17, OF MAPS, PAGE 87, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY; THENCE SOUTH 37° 42' EAST, 39.44 FEET TO A STAKE; THENCE SOUTH 20° 40' EAST, 91.6 FEET TO A STAKE; THENCE SOUTH 9° 38' EAST, 18.02 FEET TO THE NORTHWESTERN CORNER OF LOT 7 BLOCK M OF SAID KNOX TRACT; THENCE SOUTHWESTERLY IN A DIRECT LINE LEAVING THE BANK OF SAID CREEK, 50 FEET TO THE POINT OF BEGINNING.

APN: 415-0230-018

LEGAL DESCRIPTION (CONT.)

PARCEL SEVENTEEN:

BEGINNING AT THE INTERSECTION OF THE NORTHWESTERN LINE OF "A" STREET WITH THE NORTHWESTERN LINE OF COUNTY ROAD LEADING FROM HAYWARD TO CASTRO VALLEY, SAID POINT BEING THE MOST EASTERN CORNER OF PLOT "C", AS SAID PLOT IS SHOWN ON THE MAP OF "SAN LORENZO TERRACE, HAYWARD, ALAMEDA CO., CAL.", FILED OCTOBER 31, 1911 IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY; RUNNING THENCE SOUTH 48° WEST ALONG SAID LINE OF "A" STREET, 25.4 FEET TO THE WESTERN BOUNDARY LINE OF SAID PLOT "C"; THENCE NORTH 28°45' WEST ALONG THE WESTERN BOUNDARY LINE OF SAID PLOT "C", 57 FEET; THENCE NORTH 01° WEST 201.78 FEET; THENCE NORTH 15°26' WEST 67.09 FEET; THENCE NORTH 69°45' WEST 107.34 FEET; THENCE SOUTH 48° WEST 270.00 FEET; THENCE NORTH 61° WEST 95.19 FEET; THENCE NORTH 42° WEST 200 FEET; THENCE NORTH 48° EAST, 115 FEET TO THE WESTERN BOUNDARY LINE OF THE KNOX TRACT, AS SAID BOUNDARY LINE IS SHOWN ON THE "MAP OF THE KNOX TRACT, PROPERTIES OF MILO AND WM. KNOX, ADJACENT TO THE TOWN OF HAYWARD, ALAMEDA CO., CALIFORNIA", FILED JUNE 18, 1892 IN BOOK 17 OF MAPS, PAGE 87, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY; THENCE NORTH 26° 57' WEST ALONG THE LAST NAMED LINE 60 FEET TO THE NORTHEASTERN BOUNDARY LINE OF PLOT "C" ABOVE REFERRED TO; THENCE SOUTH 44° 22' EAST ALONG SAID NORTHEASTERN BOUNDARY LINE OF PLOT "C", 95 FEET, MORE OR LESS, TO AN ANGLE POINT THEREIN; THENCE SOUTH 91°8' WEST 122 FEET; THENCE SOUTH 54°42' EAST, 156 FEET; THENCE NORTH 44°58' EAST 225 FEET; THENCE SOUTH 74°42' EAST, 125 FEET TO THE NORTHWESTERN BOUNDARY LINE OF THAT CERTAIN PIECE OR PARCEL OF LAND CONVEYED BY EDWIN S. WARREN AND WIFE, TO J. G. HAUSCHLDT, BY DEED DATED JULY 18, 1921 AND RECORDED DECEMBER 23, 1921 IN BOOK 116 OF OFFICIAL RECORDS OF ALAMEDA COUNTY, PAGE 273; THENCE SOUTHWESTERLY ALONG THE LAST NAMED LINE TO THE MOST WESTERN CORNER OF SAID LAND CONVEYED TO J. G. HAUSCHLDT; THENCE SOUTH 18°57' EAST 120 FEET; THENCE SOUTH 1°03' WEST 180.7 FEET; THENCE SOUTH 28°57' EAST 53.4 FEET TO THE POINT OF BEGINNING.

BEING A PORTION OF PLOT "C", AS SAID PLOT IS SHOWN ON THE MAP OF "SAN LORENZO TERRACE", AND A PORTION OF THE KNOX TRACT ABOVE-REFERRED TO.

APN: 415-0230-072 & -073

GENERAL NOTES:

1. OWNER:	EDEN HOUSING 22645 GRAND STREET HAYWARD, CA 94541
2. SUBDIVIDER:	EDEN HOUSING 22645 GRAND STREET HAYWARD, CA 94541 ELLEN MORRIS
3. ENGINEER/SURVEYOR:	LUK AND ASSOCIATES 738 ALFRED NOBEL DRIVE HERCULES, CALIFORNIA 94547 JACQUELINE LUK PLS 8934
4. ASSESSOR'S PARCEL NO.:	415-0230-002, 415-0230-003, 415-0230-005, 415-0230-011, 415-0230-012, 415-0230-013, 415-0230-014, 415-0230-015, 415-0230-016, 415-0230-017, 415-0230-018, 415-0230-019, 415-0230-021, 415-0230-022, 415-0230-023, 415-0230-024, 415-0230-069, 415-0230-070, 415-0230-072, 415-0230-073
5. TOTAL AREA:	6.280 ACRES (273,557 S.F.)

NOTES

1. THE UTILITIES SHOWN HEREON ARE BY SURFACE OBSERVATION AND RECORD INFORMATION ONLY AND NO WARRANTY IS GIVEN HEREIN AS TO THEIR EXACT LOCATION. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR CONTRACTOR TO VERIFY THE EXACT LOCATION OF THE UTILITIES WITH THE APPROPRIATE UTILITY COMPANY OR AGENCY.

2. UTILITY JURISDICTIONS / PROVIDERS ARE AS FOLLOWS:
STORM DRAINS: ALAMEDA COUNTY
SANITARY SEWER: CASTRO VALLEY SANITARY DISTRICT
WATER: EAST BAY MUNICIPAL UTILITY DISTRICT
ELECTRICITY: PACIFIC GAS & ELECTRIC COMPANY
NATURAL GAS: PACIFIC GAS & ELECTRIC COMPANY

3. FLOOD ZONE DESIGNATION: THE PREMISES ARE LOCATED IN ZONE "X" (NO SHADING) DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN", AND ZONE "A" DEFINED AS SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, NO BASE FLOOD ELEVATIONS DETERMINED, PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 0600102876, EFFECTIVE DATE: AUGUST 3, 2009.

BASIS OF BEARING

THE BASIS OF BEARINGS OF THIS SURVEY IS BASED ON FOUND STREET MONUMENTS ALONG "A" STREET BETWEEN ROCKAWAY LINE AND RUBY STREET AS SHOWN ON THAT CERTAIN RECORD OF SURVEY, FILED AUGUST 7, 1973, IN BOOK 9 OF RECORDS OF SURVEY, AT PAGES 30-31, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY, STATE OF CALIFORNIA. THE BEARING IS TAKEN AS NORTH 40°5'145" WEST PER CALIFORNIA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY RECORD MAP R-167.3.

BENCHMARK

ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

EASEMENT NOTES

- E-1: STORM SEWER EASEMENT IN FAVOR OF COUNTY OF ALAMEDA, RECORDED SEPTEMBER 11, 1934, 3077 O.R. 372.
- E-2: POLE LINE EASEMENT IN FAVOR OF PG&E, RECORDED JULY 13, 1954, 7369 O.R. 591
- E-3: HIGHWAY EASEMENT IN FAVOR OF COUNTY OF ALAMEDA, RECORDED MAY 20, 1959, 9033 O.R. 247
- E-4: HIGHWAY EASEMENT IN FAVOR OF COUNTY OF ALAMEDA, RECORDED JUNE 11, 1959, 9056 O.R. 383
- E-5: SLOPE EASEMENT IN FAVOR OF COUNTY OF ALAMEDA, RECORDED MAY 20, 1960, 91 O.R. 912
- E-6: BRIDGE EASEMENT IN FAVOR OF COUNTY OF ALAMEDA, RECORDED MAY 20, 1960, 91 O.R. 916, AR 59629
- E-7: SLOPE EASEMENT IN FAVOR OF COUNTY OF ALAMEDA, RECORDED JUNE 6, 1960, 120 O.R. 964
- E-8: HIGHWAY EASEMENT IN FAVOR OF COUNTY OF ALAMEDA, RECORDED JUNE 8, 1960, 101 O.R. 660, AR66065
- E-9: BRIDGE EASEMENT IN FAVOR OF COUNTY OF ALAMEDA, RECORDED JUNE 8, 1960, 101 O.R. 660, AR66065

EXCEPTIONS

- [1] EASEMENT FOR WATER COURSE OVER THAT PORTION PREMISES WHICH MAY LIE WITHIN THE LINES OF SAN LORENZO CREEK, AND TO ANY CHANGES IN THE BOUNDARY LINES THEREOF, FROM NATURAL CAUSES ANY BY IMPERCEPTIBLE DEGREES (PLOTTED).
- [2] AN EASEMENT FOR A STORM SEWER AND APPURTENANCES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 11, 1934 AS BOOK 3077, PAGE 372 OF OFFICIAL RECORDS, IN FAVOR OF THE COUNTY OF ALAMEDA, AFFECTS THE NORTHWESTERN PORTION OF PARCEL FOUR (EXC. 6 - PLOTTED).
- [3] AN EASEMENT FOR POLE LINE AND INCIDENTAL PURPOSES, RECORDED JULY 13, 1954 AS BOOK 7369, PAGE 591 OF OFFICIAL RECORDS, IN FAVOR OF PACIFIC GAS AND ELECTRIC COMPANY, CALIFORNIA CORPORATION, AFFECTS PARCEL THIRTEEN (EXC. 7 - PLOTTED).
- [4] AN EASEMENT FOR PUBLIC HIGHWAY AND INCIDENTAL PURPOSES, RECORDED MAY 20, 1959 AS INSTRUMENT NO. A059797 IN BOOK 9033, PAGE 247 OF OFFICIAL RECORDS, IN FAVOR OF THE COUNTY OF ALAMEDA, AFFECTS PARCELS EIGHT, NINE, TEN AND FIFTEEN (EXC. 8 - PLOTTED).
- [5] AN EASEMENT FOR PUBLIC HIGHWAY AND INCIDENTAL PURPOSES, RECORDED JUNE 11, 1959 AS INSTRUMENT NO. A0/69489 IN BOOK 9056, PAGE 383 OF OFFICIAL RECORDS, IN FAVOR OF COUNTY OF ALAMEDA, AFFECTS THE SOUTHEASTERN PORTION OF PREMISES ADJACENT AND PARALLEL TO "A" STREET (EXC. 9 - NOT PLOTTED).
- [6] AN EASEMENT FOR SLOPE AND INCIDENTAL PURPOSES, RECORDED MAY 20, 1960 AS INSTRUMENT NO. AR/59628 IN REEL 91, IMAGE 912 OF OFFICIAL RECORDS, IN FAVOR OF COUNTY OF ALAMEDA, AFFECTS THE EASTERLY CORNER OF PARCEL FIFTEEN (EXC. 10 - NOT PLOTTED).
- [7] AN EASEMENT FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF A REINFORCED CONCRETE STEEL GIRDER BRIDGE AND INCIDENTAL PURPOSES, RECORDED MAY 20, 1960 AS INSTRUMENT NO. AR/59629 OF OFFICIAL RECORDS, IN FAVOR OF COUNTY OF ALAMEDA, AFFECTS A MAJOR PORTION OF PARCEL FIFTEEN (EXC. 11 - PLOTTED).
- [8] AN EASEMENT FOR SLOPE EASEMENT AND INCIDENTAL PURPOSES, RECORDED JUNE 7, 1960 AS INSTRUMENT NO. AR-78452 IN REEL 120, PAGE 964 OF OFFICIAL RECORDS, IN FAVOR OF COUNTY OF ALAMEDA, AFFECTS THE SOUTHEASTERN PORTION OF PREMISES LYING ADJACENT TO AND NORTHWEST OF EASEMENT SHOWN ABOVE AT EXCEPTIONS, AFFECTS PARCELS EIGHT, NINE, TEN AND FIFTEEN (EXC. 12 - PLOTTED).
- [9] AN EASEMENT FOR A PUBLIC HIGHWAY AND INCIDENTAL PURPOSES, RECORDED JUNE 8, 1960 AS INSTRUMENT NO. AR/66065 IN REEL 1001, IMAGE 662 OF OFFICIAL RECORDS, IN FAVOR OF COUNTY OF ALAMEDA, AFFECTS A SOUTHERLY PORTION OF PARCEL SEVENTEEN (EXC. 14 - PLOTTED).
- [10] AN EASEMENT FOR RETAINING WALLS AND ANY AND ALL STRUCTURES NECESSARY TO THE CONSTRUCTION, OPERATION AND MAINTENANCE OF A REINFORCED CONCRETE STEEL GIRDER BRIDGE, TOGETHER WITH THE RIGHT TO MAKE ALL EXCAVATIONS AND BACKFILL NECESSARY FOR SUCH STRUCTURE OR STRUCTURES AND INCIDENTAL PURPOSES, RECORDED JUNE 8, 1960 AS INSTRUMENT NO. AR/66065 IN REEL 1001, IMAGE 662 OF OFFICIAL RECORDS, IN FAVOR OF COUNTY OF ALAMEDA, AFFECTS A SOUTHERLY PORTION OF PARCEL SEVENTEEN (EXC. 14 - PLOTTED).
- [11] THE FACT THAT THE LAND LIES WITHIN THE BOUNDARIES OF THE EDEEN REDEVELOPMENT PROJECT AREA, AS DISCLOSED BY VARIOUS DOCUMENTS OF RECORD (EXC. 17 - NOT PLOTTABLE).

RECORD REFERENCES

(R1) RECORD OF SURVEY, FILED AUGUST 7, 1973, IN BOOK 9 OF RECORDS OF SURVEY, AT PAGES 30-31, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY, STATE OF CALIFORNIA.

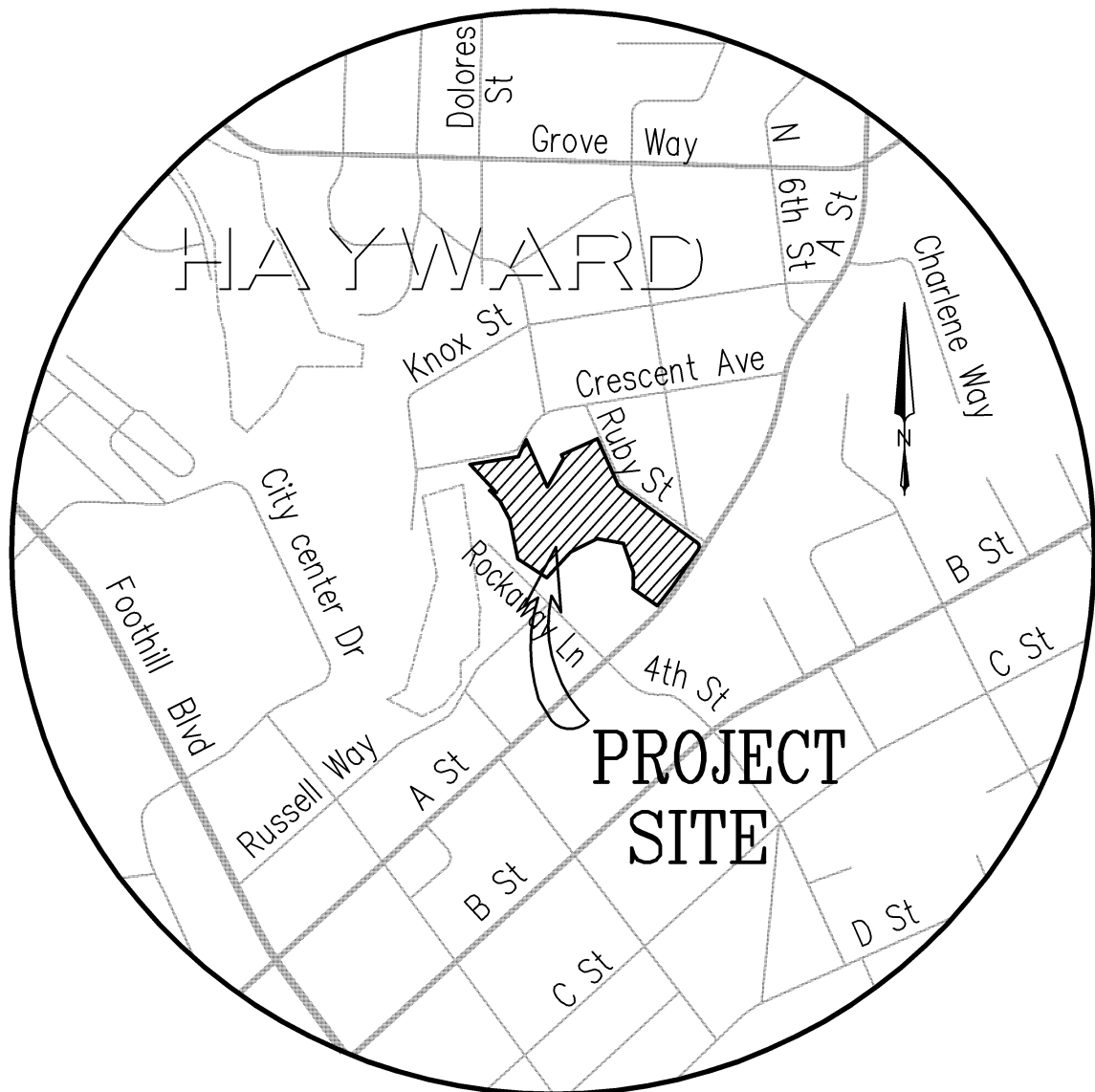
(R2) CALIFORNIA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY RECORD MAP R-167.3.

SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYORS ACT ON DECEMBER 19, 2018.

Jacqueline Luk
JACQUELINE LUK
P.L.S. 8934

DATE: DECEMBER 20, 2018



VICINITY MAP

NO SCALE

LOT LINE ADJUSTMENT

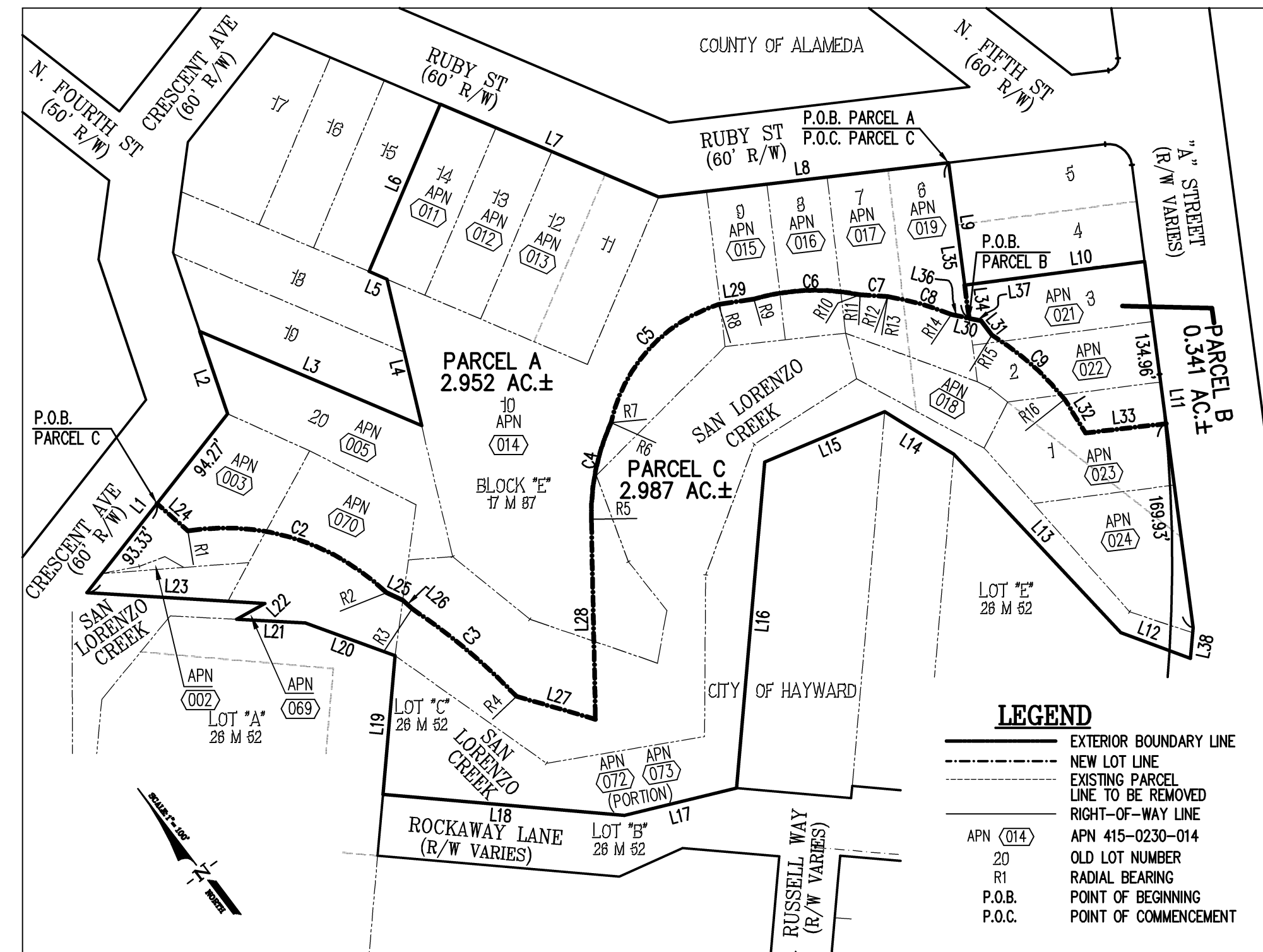
BEING THOSE PORTIONS OF LOTS 1-3, 6-14, AND 20 AND SAN LORENZO CREEK OF BLOCK "M" AS SHOWN ON THAT CERTAIN MAP ENTITLED "MAP OF THE KNOX TRACT" FILED ON JUNE 18, 1892, IN BOOK 17 OF MAPS, AT PAGE 87, AND A PORTION OF LOT "C" AS SHOWN ON THAT CERTAIN MAP ENTITLED " SAN LORENZO TERRACE, HAYWARD, ALAMEDA CO., CAL.", FILED OCTOBER 31, 1911 IN BOOK 26 OF MAPS, AT PAGE 52, ALL IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY, STATE OF CALIFORNIA

ALAMEDA COUNTY - CALIFORNIA

LUK AND ASSOCIATES

738 ALFRED NOBEL DRIVE
HERCULES, CALIFORNIA 94547

DECEMBER 2018



LINE	LENGTH	BEARING
L1	187.80	N85°22'15"E
L2	71.73	N52°27'55"E
L3	199.02	N22°47'10"W
L4	174.02	N35°51'20"E
L5	16.02	N22°47'10"W
L6	150.00	N67°12'50"E
L7	195.76	N22°47'10"W
L8	241.13	N52°34'10"W
L9	101.83	N35°18'45"W
L10	149.70	N53°18'45"W
L11	304.69	N36°41'04"E
L12	61.13	N52°36'45"E
L13	209.87	N01°37'22"E
L14	67.09	N14°17'48"W
L15	107.38	N65°37'15"W
L16	288.95	N46°08'15"E
L17	95.02	N59°28'57"W
L18	199.94	N42°51'45"W
L19	115.07	N46°08'15"E
L20	78.81	N25°48'45"W
L21	56.70	N42°47'45"W
L22	28.46	N75°07'45"W
L23	146.82	N42°15'21"E
L24	33.94	N04°20'28"W
L25	14.62	N07°41'25"W
L26	100.83	N63°51'41"W
L27	67.85	N02°40'37"W
L28	164.63	N42°59'28"E
L29	28.56	N54°36'54"W
L30	25.04	N33°35'56"W
L31	14.73	N06°46'38"E
L32	32.70	N12°22'20"E
L33	66.91	N01°22'30"W
L34	27.64	N36°41'15"E
L35	129.57	N36°41'15"E
L36	15.01	N33°35'56"W
L37	10.03	N33°35'56"W
L38	25.24	S49°08'05"E

CURVE	LENGTH	RADIUS	DELTA
C1	228.50	1204.85	105°15'59"
C2	178.00	183.89	52°46'37"
C3	112.52	504.77	12°46'18"
C4	81.04	185.00	25°24'35"
C5	137.96	131.54	60°06'11"
C6	86.80	185.00	27°28'26"
C7	22.78	508.83	02°33'56"
C8	54.81	233.26	13°27'47"
C9	81.47	233.26	19°36'17"

RADIAL BEARING
R1 N35°33'37"E
R2 N87°53'14"E
R3 N77°47'36"E
R4 S62°05'25"E
R5 N47°00'32"W
R6 N01°35'59"W
R7 N15°34'36"W
R8 N08°31'35"E
R9 N08°13'42"E
R10 N52°40'08"E
R11 N46°51'41"E
R12 N49°27'40"E
R13 N53°04'14"E
R14 N05°30'01"E
R15 N75°45'13"E
R16 S84°28'29"E

NEW LOT LINE DIMENSIONS

NOTE

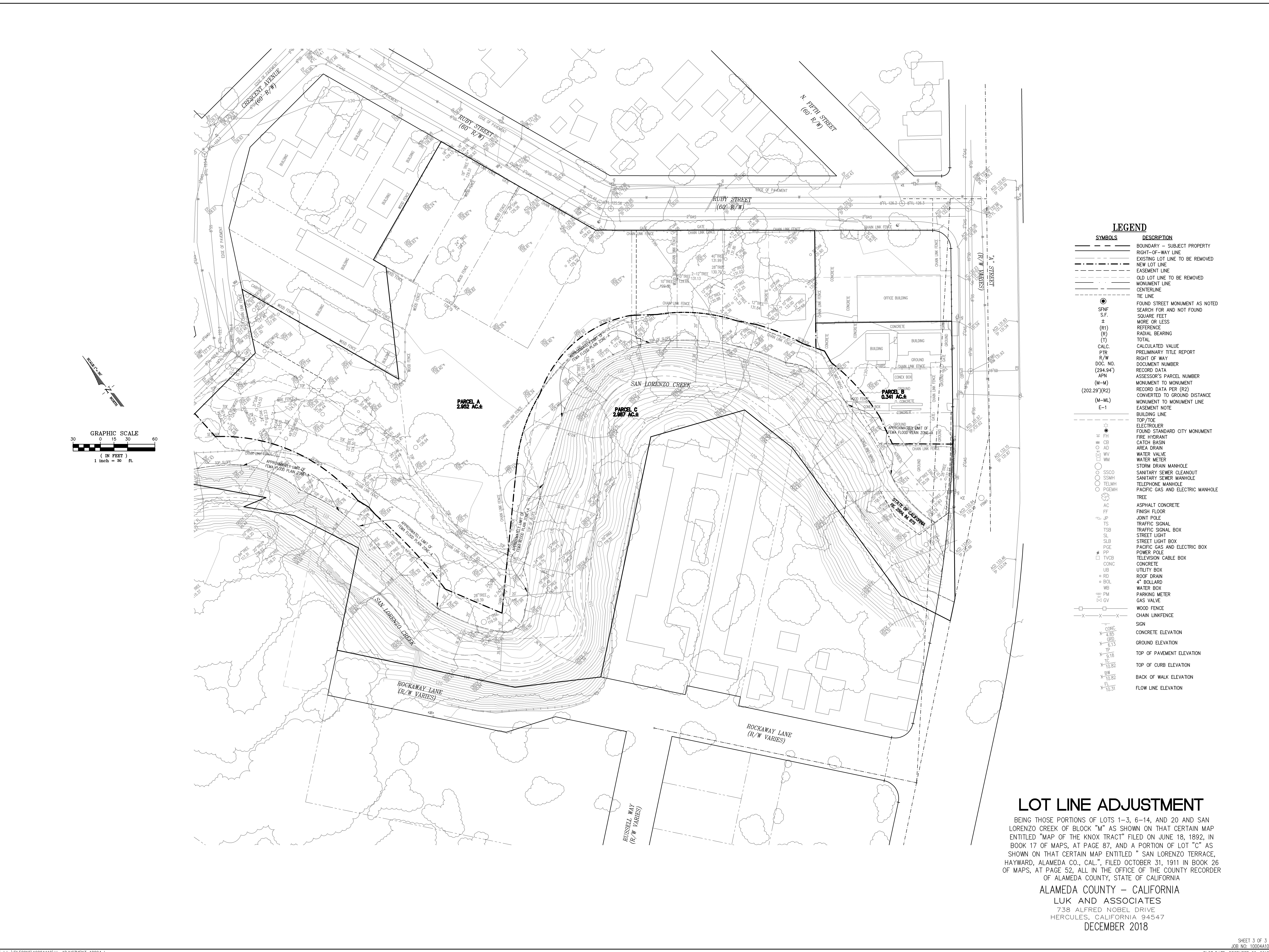
SEE SHEET 3 FOR LEGEND



LOT LINE ADJUSTMENT

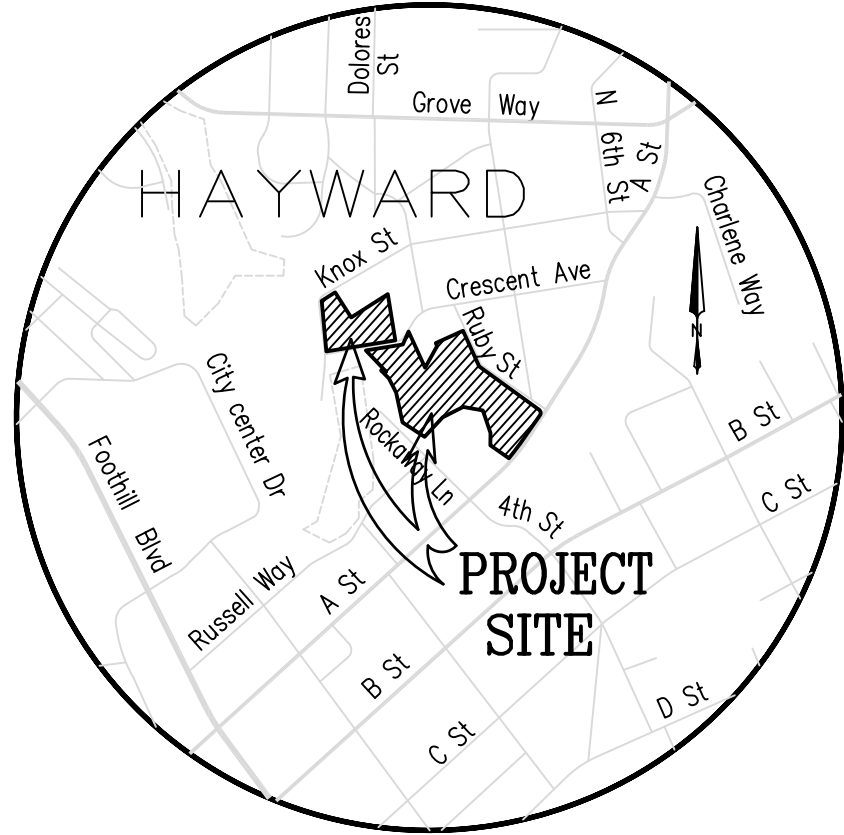
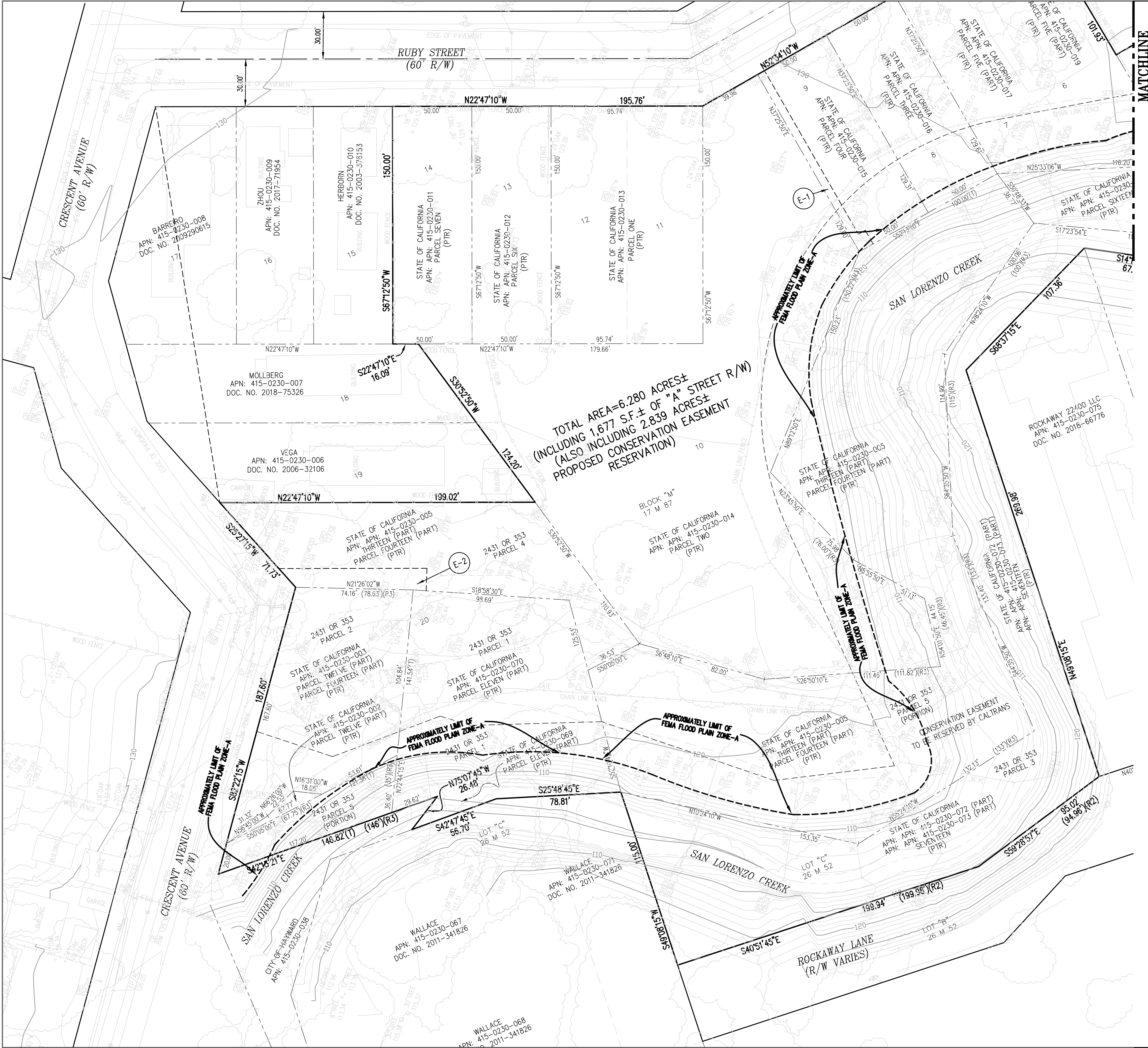
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ALAMEDA COUNTY – CALIFORNIA
LUK AND ASSOCIATES
738 ALFRED NOBEL DRIVE
HERCULES, CALIFORNIA 94547
DECEMBER 2018



LEGEND	
SYMBOLS	DESCRIPTION
---	BOUNDARY - SUBJECT PROPERTY
---	RIGHT-OF-WAY LINE
---	EXISTING LOT LINE TO BE REMOVED
---	NEW LOT LINE
---	EASEMENT LINE
---	OLD LOT LINE TO BE REMOVED
---	MONUMENT LINE
---	CENTERLINE
---	TIE LINE
●	FOUND STREET MONUMENT AS NOTED
○	SEARCH FOR AND NOT FOUND
S.F.	SQUARE FEET
±	MORE OR LESS
(R1)	REFERENCE
(R)	RADIAL BEARING
(T)	TOTAL
CALC.	CALCULATED VALUE
PTR	PRELIMINARY TITLE REPORT
R/W	RIGHT OF WAY
DOC. NO.	DOCUMENT NUMBER
(294.94')	RECORD DATA
APN	ASSESSOR'S PARCEL NUMBER
(M-M)	MONUMENT TO MONUMENT
(202.29')(R2)	RECORD DATA PER (R2)
(M-ML)	CONVERTED TO GROUND DISTANCE
E-1	MONUMENT TO MONUMENT LINE
---	EASEMENT NOTE
---	BUILDING LINE
---	TOP / TOE
○	ELECTROLER
○	FOUND STANDARD CITY MONUMENT
○	FIRE HYDRANT
○	CATCH BASIN
○	AREA DRAIN
○	WATER VALVE
○	WATER METER
○	STORM DRAIN MANHOLE
○	SANITARY SEWER CLEANOUT
○	SANITARY SEWER MANHOLE
○	TELEPHONE MANHOLE
○	PACIFIC GAS AND ELECTRIC MANHOLE
○	TREE
○	ASPHALT CONCRETE
○	FINISH FLOOR
○	JOINT POLE
○	TRAFFIC SIGNAL
○	TRAFFIC SIGNAL BOX
○	STREET LIGHT
○	STREET LIGHT BOX
○	PACIFIC GAS AND ELECTRIC BOX
○	POWER POLE
○	TELEVISION CABLE BOX
○	CONCRETE
○	UTILITY BOX
○	ROOF DRAIN
○	4" BOLLARD
○	WATER BOX
○	PARKING METER
○	GAS VALVE
○	WOOD FENCE
○	CHAIN LINK FENCE
○	SIGN
○	CONCRETE ELEVATION
○	GROUND ELEVATION
○	TOP OF PAVEMENT ELEVATION
○	TOP OF CURB ELEVATION
○	BACK OF WALK ELEVATION
○	FLOW LINE ELEVATION

LOT LINE ADJUSTMENT
BEING THOSE PORTIONS OF LOTS 1-3, 6-14, AND 20 AND SAN LORENZO CREEK OF BLOCK "M" AS SHOWN ON THAT CERTAIN MAP ENTITLED "MAP OF THE KNOX TRACT" FILED ON JUNE 18, 1892, IN BOOK 17 OF MAPS, AT PAGE 87, AND A PORTION OF LOT "C" AS SHOWN ON THAT CERTAIN MAP ENTITLED " SAN LORENZO TERRACE, HAYWARD, ALAMEDA CO., CAL.", FILED OCTOBER 31, 1911 IN BOOK 26 OF MAPS, AT PAGE 52, ALL IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY, STATE OF CALIFORNIA
ALAMEDA COUNTY - CALIFORNIA
LUK AND ASSOCIATES
738 ALFRED NOBEL DRIVE
HERCULES, CALIFORNIA 94547
DECEMBER 2018



VICINITY MAP
NO SCALE

REFERENCES

(R1) RECORD OF SURVEY, FILED AUGUST 7, 1973, IN BOOK 9 OF RECORDS OF SURVEY, AT PAGES 30-31, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY, STATE OF CALIFORNIA.

(R2) CALIFORNIA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY RECORD MAP R-167.3.

BASIS OF BEARINGS

THE BASIS OF BEARINGS OF THIS SURVEY IS BASED ON FOUND STREET MONUMENTS ALONG "A" STREET BETWEEN ROCKAWAY LANE AND RUBY STREET AS SHOWN ON THAT CERTAIN RECORD OF SURVEY, FILED AUGUST 7, 1973, IN BOOK 9 OF RECORDS OF SURVEY, AT PAGES 30-31, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY, STATE OF CALIFORNIA. THE BEARING IS TAKEN AS NORTH 40°51'45" WEST PER CALIFORNIA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY RECORD MAP R-167.3.

BENCHMARK

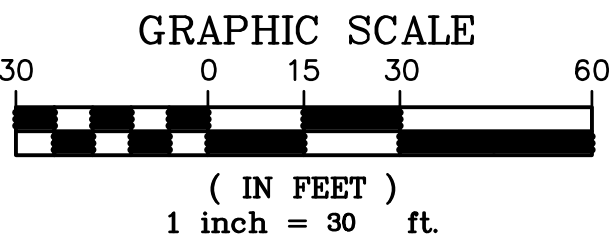
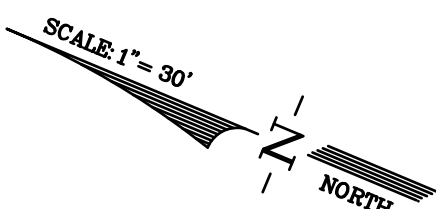
ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

EASEMENT NOTES

- E-1: STORM SEWER EASEMENT IN FAVOR OF COUNTY OF ALAMEDA, RECORDED SEPTEMBER 11, 1934, 3077 O.R. 372
- E-2: POLE LINE EASEMENT IN FAVOR OF PG&E, RECORDED JULY 13, 1954, 7369 O.R. 591
- E-3: HIGHWAY EASEMENT IN FAVOR OF COUNTY OF ALAMEDA, RECORDED MAY 20, 1959, 9033 O.R. 247
- E-4: HIGHWAY EASEMENT IN FAVOR OF COUNTY OF ALAMEDA, RECORDED JUNE 11, 1959, 9056 O.R. 383
- E-5: SLOPE EASEMENT IN FAVOR OF COUNTY OF ALAMEDA, RECORDED MAY 20, 1960, 91 O.R. 912
- E-6: BRIDGE EASEMENT IN FAVOR OF COUNTY OF ALAMEDA, RECORDED MAY 20, 1960, 91 O.R. 916, AR 59629
- E-7: SLOPE EASEMENT IN FAVOR OF COUNTY OF ALAMEDA, RECORDED JUNE 6, 1960, 120 O.R. 964
- E-8: HIGHWAY EASEMENT IN FAVOR OF COUNTY OF ALAMEDA, RECORDED JUNE 8, 1960, 101 O.R. 660, AR66065
- E-9: BRIDGE EASEMENT IN FAVOR OF COUNTY OF ALAMEDA, RECORDED JUNE 8, 1960, 101 O.R. 660, AR66065

NOTE

THIS BOUNDARY RETRACEMENT IS MAINLY BASED ON CALIFORNIA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY RECORD MAP R-167.3.



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REVISION SCHEDULE
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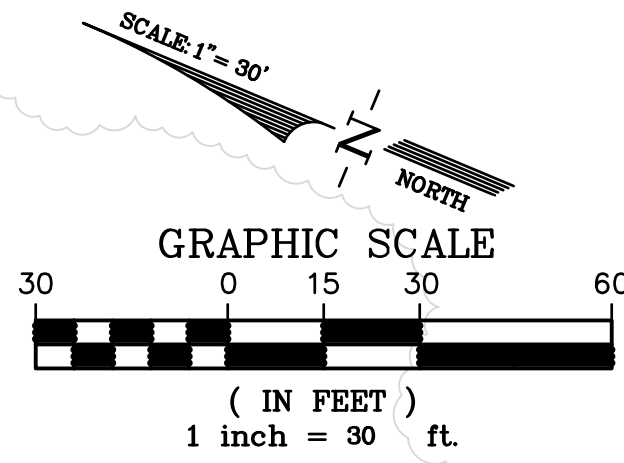
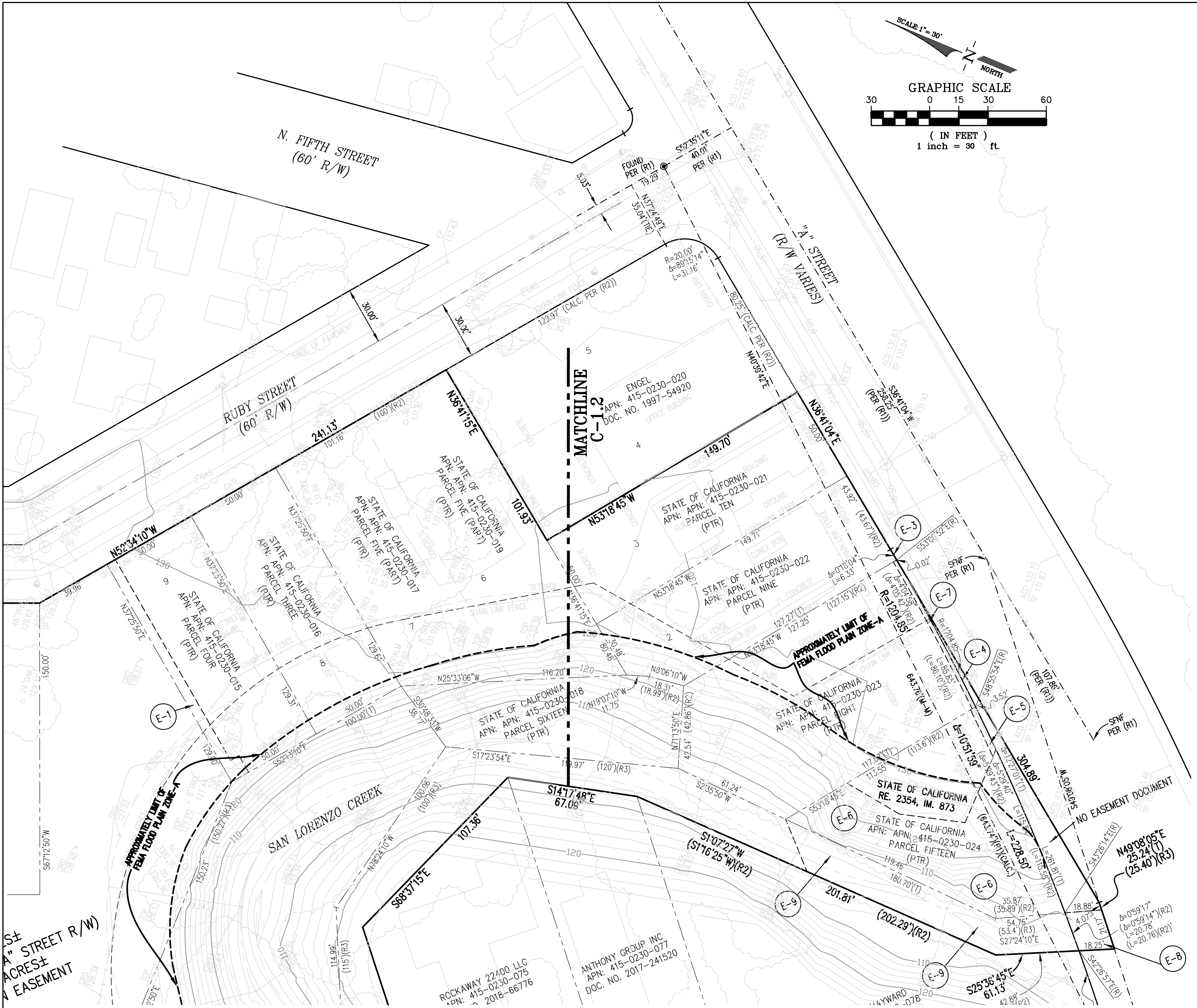
SDR REVIEW 02/05/19

JOB NUMBER: 10004A10
DRAWN BY: CW
CHECKED BY: JL
DATE: JANUARY 2019
SCALE: 1" = 30'

TITLE: TOPOGRAPHIC & BOUNDARY SURVEY

SHEET:

C-1.1



LEGEND

SYMBOLS	DESCRIPTION
---	BOUNDARY - SUBJECT PROPERTY
- - -	RIGHT-OF-WAY LINE
- . -	INTERIOR LOT LINE
- - -	EASEMENT LINE
- . -	OLD LOT LINE
- - -	MONUMENT LINE
- - -	CENTERLINE
- - -	TIE LINE
●	FOUND STREET MONUMENT AS NOTED
SFNF	SEARCH FOR AND NOT FOUND
S.F.	SQUARE FEET
±	MORE OR LESS
(R1)	REFERENCE
(R)	RADIAL BEARING
(T)	TOTAL
CALC.	CALCULATED VALUE
PTR	PRELIMINARY TITLE REPORT
R/W	RIGHT OF WAY
DOC. NO.	DOCUMENT NUMBER
(294.94')	RECORD DATA
APN	ASSESSOR'S PARCEL NUMBER
(M-M)	MONUMENT TO MONUMENT
(202.29')(R2)	RECORD DATA PER (R2)
(M-ML)	CONVERTED TO GROUND DISTANCE
E-1	MONUMENT TO MONUMENT LINE
- - -	EASEMENT NOTE
- - -	BUILDING LINE
- - -	TOP/TOE
●	ELECTROLIER
●	FOUND STANDARD CITY MONUMENT
●	FIRE HYDRANT
●	CATCH BASIN
●	AREA DRAIN
●	WATER VALVE
●	WATER METER
●	STORM DRAIN MANHOLE
●	SANITARY SEWER CLEANOUT
●	SANITARY SEWER MANHOLE
●	TELEPHONE MANHOLE
●	PACIFIC GAS AND ELECTRIC MANHOLE
●	TREE
●	ASPHALT CONCRETE
●	FINISH FLOOR
●	JOINT POLE
●	TRAFFIC SIGNAL
●	TRAFFIC SIGNAL BOX
●	STREET LIGHT
●	STREET LIGHT BOX
●	PACIFIC GAS AND ELECTRIC BOX
●	POWER POLE
●	TELEVISION CABLE BOX
●	CONCRETE
●	UTILITY BOX
●	ROOF DRAIN
●	4" BOLLARD
●	WATER BOX
●	PARKING METER
●	GAS VALVE
□	WOOD FENCE
×	CHAIN LINK FENCE
×	SIGN
×	CONCRETE ELEVATION
×	GROUND ELEVATION
×	TOP OF PAVEMENT ELEVATION
×	TOP OF CURB ELEVATION
×	BACK OF WALK ELEVATION
×	FLOW LINE ELEVATION

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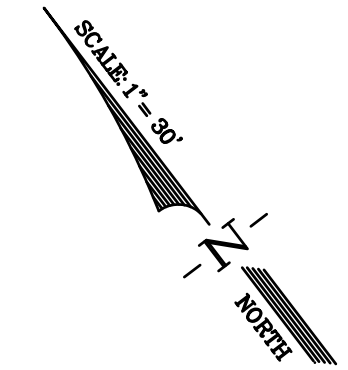
SDR REVIEW 02/05/19

JOB NUMBER: 10004A10
DRAWN BY: CW
CHECKED BY: JL
DATE: JANUARY 2019
SCALE: 1" = 30'

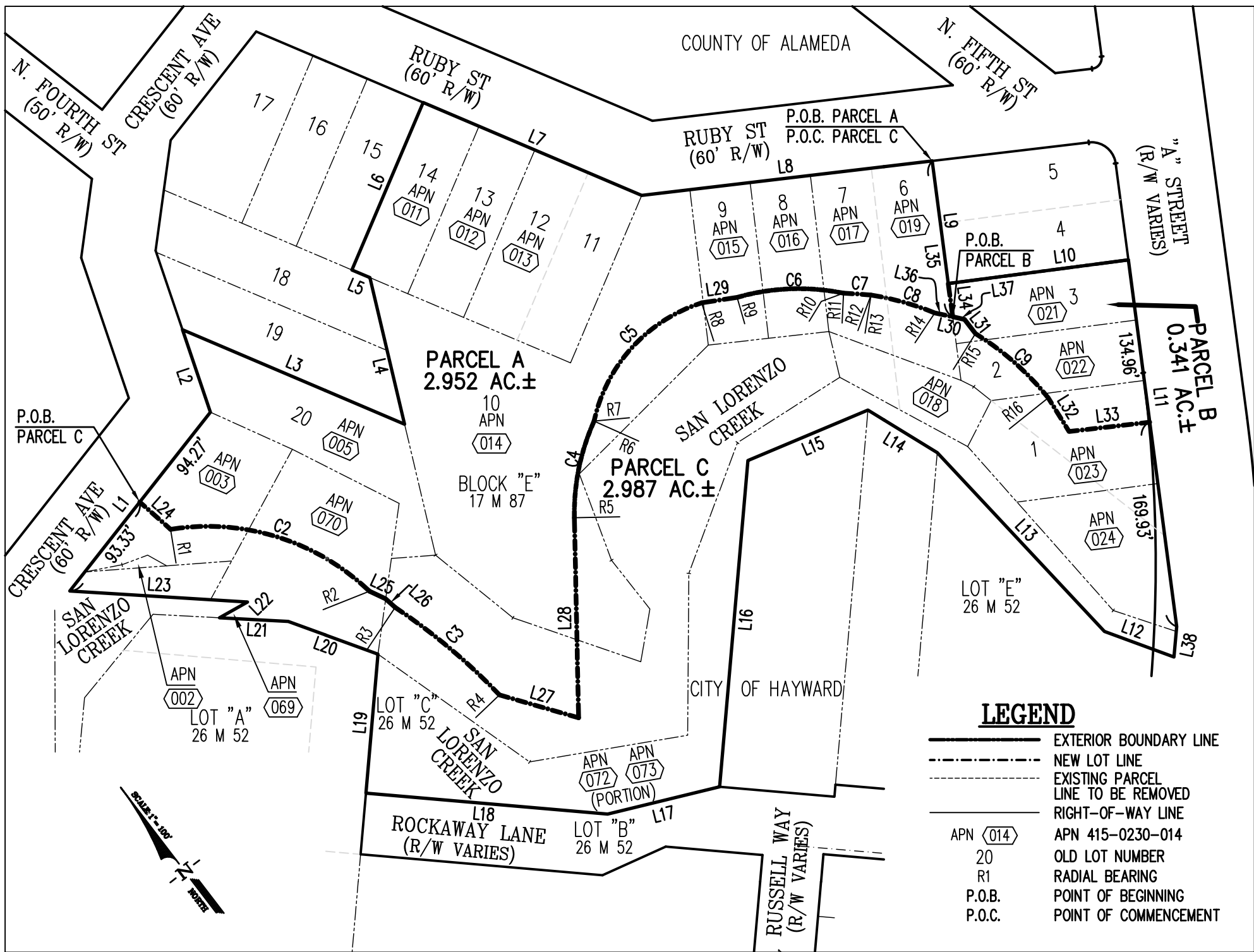
TITLE: TOPOGRAPHIC & BOUNDARY SURVEY

SHEET:

C-1.2



Plot Date: 2019-01-30



NEW LOT LINE DETAILS

SCALE: 1"=100'

LINE TABLE		
LINE	LENGTH	BEARING
L1	187.60'	N82°22'15"E
L2	71.73'	N25°27'15"E
L3	199.02'	N22°47'10"W
L4	124.20'	N30°52'50"E
L5	16.09'	N22°47'10"W
L6	150.00'	N67°12'50"E
L7	195.76'	N22°47'10"W
L8	241.13'	N52°34'10"W
L9	101.93'	N36°41'15"E
L10	149.70'	N53°18'45"W
L11	304.89'	N36°41'04"E
L12	61.13'	N25°36'45"W
L13	201.81'	N01°07'27"E
L14	67.09'	N141°17'48"W
L15	107.36'	N68°37'15"W
L16	269.98'	N49°08'15"E
L17	95.02'	N59°28'57"W
L18	199.94'	N40°51'45"W
L19	115.00'	N49°08'15"E
L20	78.81'	N25°48'45"W
L21	56.70'	N42°47'45"W
L22	26.48'	N75°07'45"W
L23	146.82'	N42°15'21"W
L24	33.94'	N04°20'26"W
L25	14.62'	N20°41'25"W
L26	10.63'	N03°53'14"W
L27	67.85'	N29°40'37"W
L28	164.93'	N42°59'28"E
L29	29.58'	N54°39'52"W
L30	25.04'	N33°35'56"W
L31	14.73'	N06°46'58"E
L32	32.70'	N12°22'50"E
L33	66.91'	N52°25'36"W
L34	27.64'	N36°41'15"E
L35	129.57'	N36°41'15"E
L36	15.01'	N33°35'56"W
L37	10.03'	N33°35'56"W
L38	25.24'	S49°08'05"W

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	228.50'	1204.85'	10°51'59"
C2	178.02'	193.08'	52°49'37"
C3	112.52'	504.77'	12°46'18"
C4	82.04'	185.00'	25°24'33"
C5	137.96'	131.52'	60°06'11"
C6	88.60'	185.00'	27°26'26"
C7	22.78'	508.83'	02°33'56"
C8	54.81'	233.26'	13°27'47"
C9	80.42'	233.26'	19°45'17"

RADIAL BEARING	
R1	N35°03'37"E(R)
R2	N87°53'14"E(R)
R3	N77°47'36"E(R)
R4	S89°26'05"E(R)
R5	N47°00'32"W(R)
R6	N21°35'59"W(R)
R7	N33°34'36"W(R)
R8	N26°31'35"E(R)
R9	N28°13'42"E(R)
R10	N55°40'08"E(R)
R11	N46°53'44"E(R)
R12	N49°27'40"E(R)
R13	N53°04'14"E(R)
R14	N66°32'01"E(R)
R15	N75°45'13"E(R)
R16	S84°29'29"E(R)

NEW LOT LINE DIMENSIONS

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REVISION SCHEDULE

NO. | ISSUE | DATE

SDR REVIEW 02/05/19

JOB NUMBER: 10004A10

DRAWN BY: CW

CHECKED BY: JL

DATE: JANUARY 2019

SCALE: 1" = 30'

TITLE: LOT LINE ADJUSTMENT

SHEET:

C-1.4



EARTHWORK:

ANALYSIS PERFORMED:
DATE: 01/07/2019

EARTHWORK QUANTITIES:

GROSS CUT = 2,070 CY
GROSS FILL = 3,490 CY
NET (FILL) = 1,420 CY

- 1. CONTRACTOR SHALL BE RESPONSIBLE FOR PERFORMING INDEPENDENT QUANTITY ANALYSIS PRIOR TO BIDDING.
- 2. ANALYSIS DOES NOT ACCOUNT FOR TRENCH SPOILS, FOOTINGS, SOIL-MITIGATION, OVER-EXCAVATION WORK, OR EXPANSION/CONTRACTION FACTORS.
- 3. FOUNDATION AND PAVEMENTS SECTIONS ASSUMED TO BE 12" THICK.

LEGEND

SYMBOLS

DESCRIPTION

---	INTERIOR PROPERTY BOUNDARY LINE
---	EXTERIOR PROPERTY BOUNDARY LINE
---	ADJOINERS PROPERTY LINE
---	STREET CENTERLINE
---	EASEMENT LINE
---	GRADE BREAK LINE
---	DAYLIGHT LIMIT (LIMIT OF WORK)
---	CONSERVATION EASEMENT
---	CONSERVATION EASEMENT
---	CREEK SETBACK DETERMINATION
---	FEMA FLOOD PLAIN LIMIT
---	EDGE OF CREEK TOE
---	CREEK FLOWLINE
---	CENTER OF CREEK FLOWLINE

- ☆ FH
- CB
- AD
- WV
- WM
- SDMH
- SSCO
- SSMH
- ⊗ GV
- RD
- JP

ELECTROLIER
FIRE HYDRANT
CATCH BASIN
AREA DRAIN
WATER VALVE
WATER METER
STORM DRAIN MANHOLE
SANITARY SEWER CLEANOUT
SANITARY SEWER MANHOLE
GAS VALVE
SIGN
ROOF DRAIN
JOINT POLE
FENCE
FINISH FLOOR
CONCRETE

- FF
- CONC
- X 4.85
- X GRD 6.13
- X TP 9.18
- X TC 10.82
- X BSW 10.82
- X FL 10.31

FINISH GRADE ELEVATION
GROUND ELEVATION
TOP OF PAVEMENT ELEV.
TOP OF CURB ELEVATION
BACK OF SIDEWALK ELEVATION
FLOW LINE ELEVATION

- 6"W
- 12"SD
- 8"SS
- JT

WATER LINE
STORM DRAIN LINE
SANITARY SEWER LINE
JOINT UTILITY TRENCH

SECTIONS:

- 1. SEE SHEET C-4.1.3 FOR:
 - SITE SECTIONS
 - CREEK-SETBACK-DETERMINATION TYPICAL SECTION(S).

NOTES:

- 1. SEE COUNTY GRADING NOTES ON SHEET C-4.1.2
- 2. SEE BENCHMARK AND BEARING INFORMATION ON SHEET C-4.1.2



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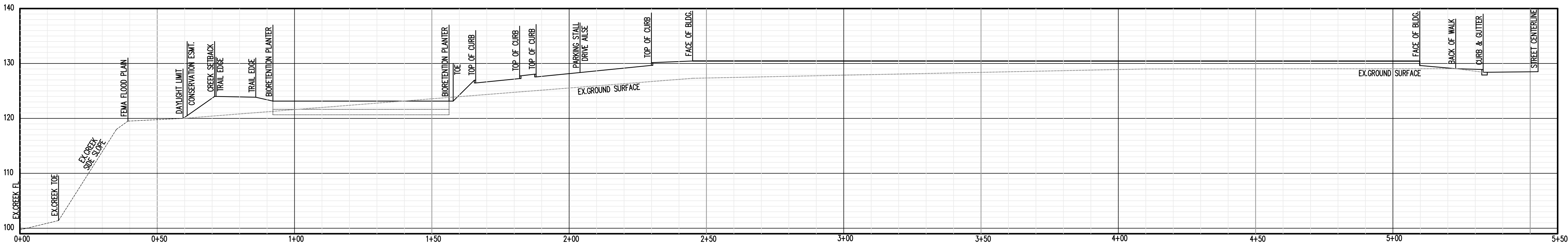
REVISION SCHEDULE
NO. | ISSUE | DATE

JOB NUMBER:	10004A10
DRAWN BY:	CW
CHECKED BY:	JL
DATE:	JANUARY 2019
SCALE:	1" = 30'
TITLE:	PRELIMINARY GRADING PLAN: ELEVATIONS

C-4.1.1

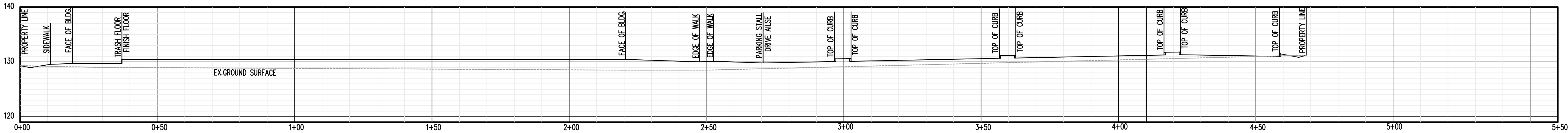
PRELIMINARY - Not for Construction -

Plot Date: 2019-06-10



SECTION A-A

HORZ. 1"=20'
VERT. 1"=10'



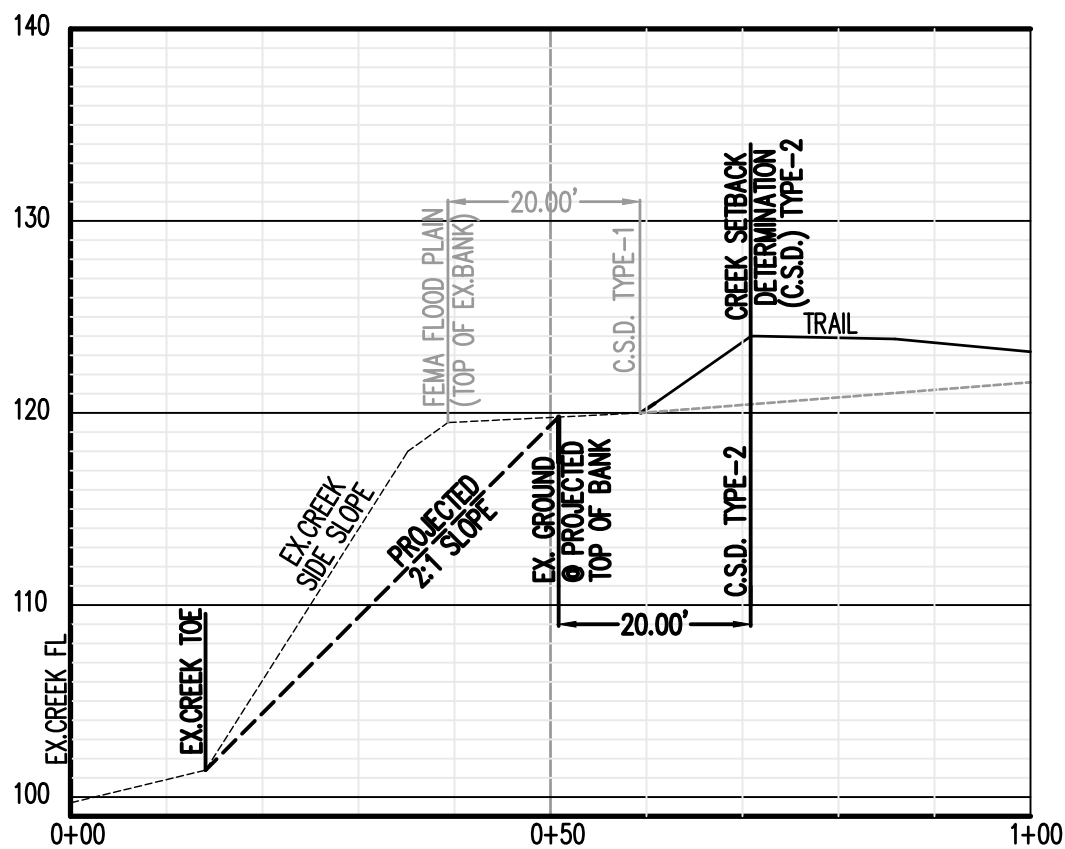
SECTION B-B

HORZ. 1"=20'
VERT. 1"=10'



**CREEK SETBACK DETERMINATION
TYPE-1**

EXAMPLE: FLOOD PLAIN SETBACK
HORZ. 1"=20'
VERT. 1"=10'



**CREEK SETBACK DETERMINATION
TYPE-2**

EXAMPLE: PROJECTED SLOPE SETBACK
HORZ. 1"=20'
VERT. 1"=10'

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NO. | ISSUE | DATE

JOB NUMBER: 10004A10
DRAWN BY: CW
CHECKED BY: JL
DATE: JANUARY 2019
SCALE: 1" = 30'
TITLE: PRELIMINARY
GRADING PLAN:
SECTIONS

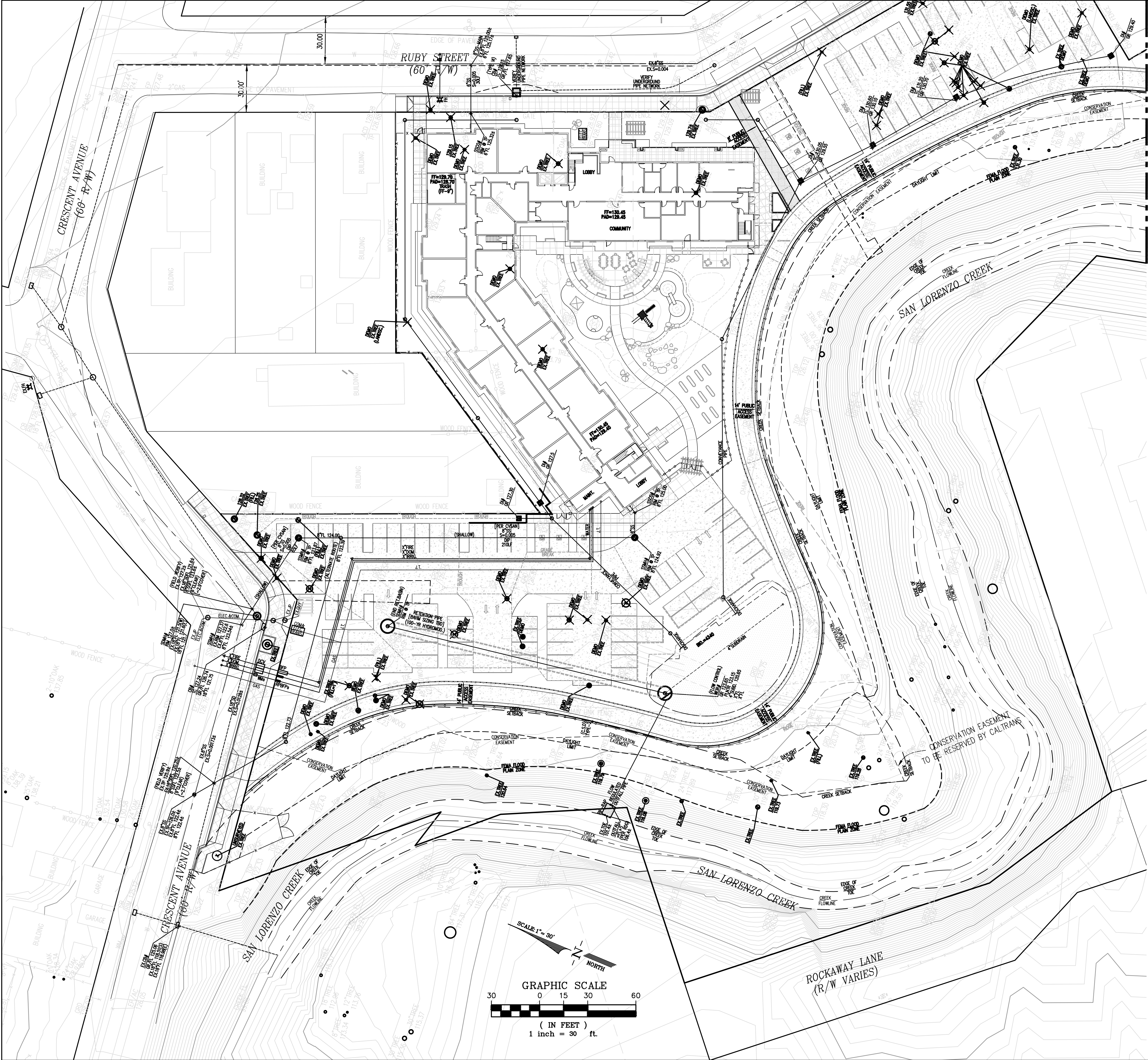
SHEET:

C-4.1.3

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Plot Date: 2019-05-22



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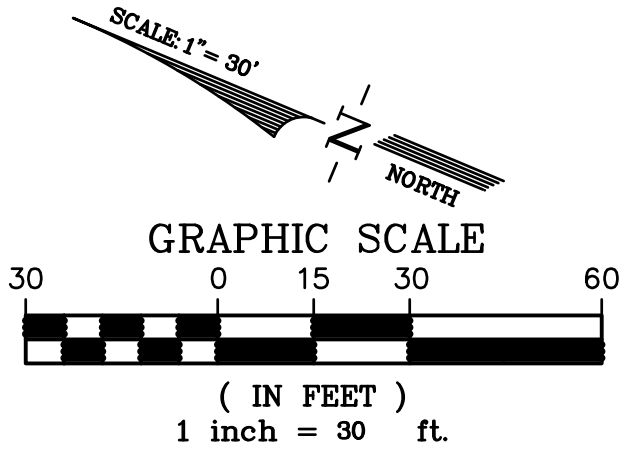
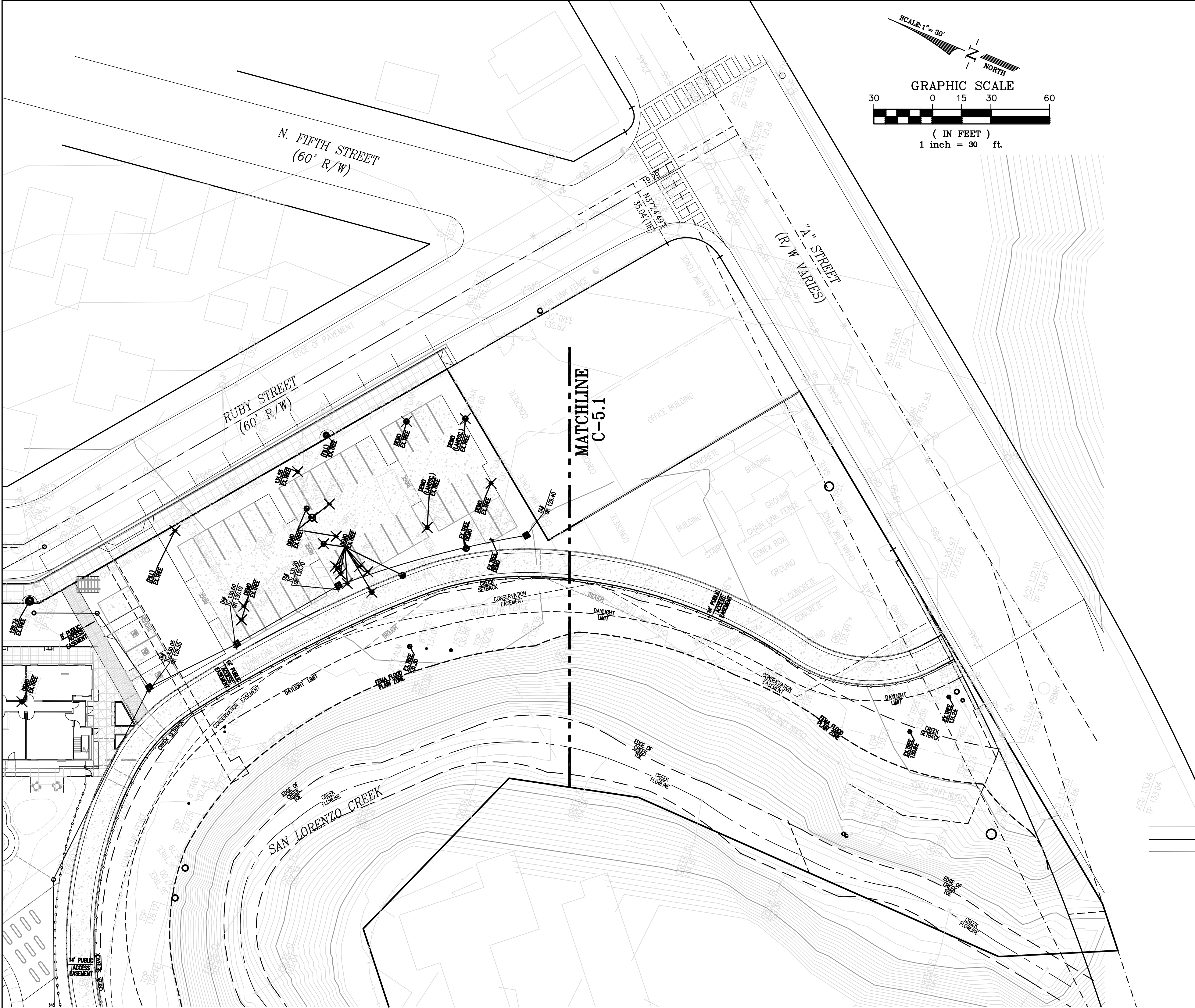
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JOB NUMBER: 10004A10
DRAWN BY: CW
CHECKED BY: JL
DATE: JANUARY 2019
SCALE: 1" = 30'
TITLE: PRELIMINARY UTILITY PLAN

SHEET:
C-5.1

PRELIMINARY - Not for Construction -

Plot Date: 2019-06-10



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JOB NUMBER: 10004A10
DRAWN BY: CW
CHECKED BY: JL
DATE: JANUARY 2019
SCALE: 1" = 30'
TITLE: PRELIMINARY
UTILITY PLAN

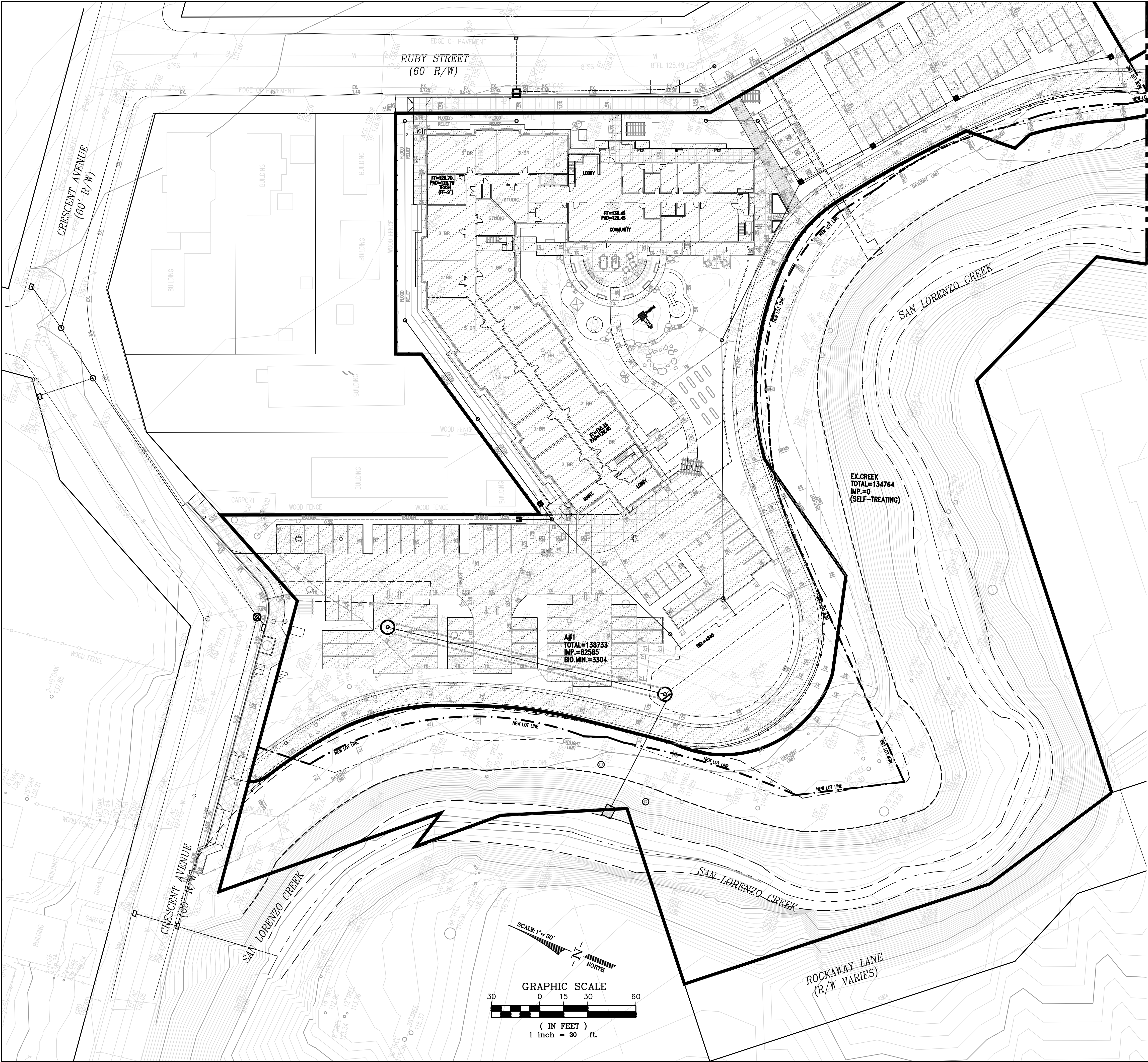
SHEET:

C-5.2

PRELIMINARY - Not for Construction -

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Plot Date: 2019-06-10



STORM TREATMENT NOTES:

MAR=21"
SOILS CLASS D (CLAY) [ASSUMED]
PER ALAMEDA COUNTY CLEAN WATER PROGRAM PUBLICATION:
"STORMWATER C3 GUIDEBOOK" DATED OCTOBER 31, 2017 (VERSION 6).

- 1) HYDRO-MODIFICATION & STORM TREATMENT:
- A) THE PROJECT CREATES BETWEEN 10,000-SF AND 1-ACRE OF IMPERVIOUS SURFACE AREA FOR THE PROPOSED PRIVATE PROPERTY. THUS THE PROJECT WILL BE REQUIRED TO SUBMIT A STORMWATER CONTROL PLAN AND INCLUDE LID MEASURES.
- B) AS THE PROJECT PROPOSES MORE THAN 1-ACRE OF IMPERVIOUS SURFACES ON THE SITE AND IS LOCATED WITHIN AN "ATTACHMENT-A: HMP SUSCEPTIBILITY MAP" AREA. THUS, HYDROMODIFICATION (FLOW CONTROL) IS A REQUIREMENT PER THE GUIDEBOOK.
- 2) THE PROJECT SITE IS DELINEATED INTO THE MANAGEMENT AREAS SHOWN ON THE CHART ON THIS SHEET.
- 3) THE TREATMENT METHOD IS CHOSEN TO BE BIORETENTION FACILITY.

CRITERIA APPLY TO BIORETENTION FACILITY (FOR TREATMENT AND FLOW CONTROL):

- SIZING FACTOR (SF) [BIORETENTION FACILITY] = 4%
- SURFACE RESERVOIR DEPTH = 6 INCHES TYPICAL
- SOIL MIX DEPTH = 18 INCHES TYPICAL (5 IN/HR MIN.)
- UNDERDRAIN = 4 INCHES PVC PIPE MINIMUM.

4) FOR SELF-RETAINING AREAS, THE RATIO OF IMPERVIOUS TO PERVIOUS AREA SHALL BE LESS THAN OR EQUAL TO 2:1 (TREATMENT ONLY) OR 1:1 (TREATMENT & FLOW CONTROL). SELF-RETAINING AREAS SHALL CAPTURE AND FLOW CONTROL A 1" PRECIPITATION DEPTH PER COUNTY DESIGN STANDARDS*.

5) FOR SELF-TREATING AREAS, THE PERCENTAGE OF IMPERVIOUS AREA MUST BE LESS THAN 5% PER COUNTY DESIGN STANDARDS*.

* TREATMENT SIZING CRITERIA ESTABLISHED BY ALAMEDA COUNTY

STORM TREATMENT DESIGN (PER ALAMEDA COUNTY)							
DMA & IMP NAME	TYPE	A SIZING FACTOR	D.M. AREA (S.F.)	RUNOFF SURFACE TYPE	C-FACTOR ADJUSTMENT VALUE	MIN. SIZE (S.F.)	PLANNED SIZE (S.F.)
A1	BIO-RETENTION AREA	4% *	82585	IMPERVIOUS	N/A	3304	4340
		0%	56148	PERVIOUS	N/A		
		0%	0	PERM.-PAVERS	N/A		
EX.CREEK	SELF-TREATING AREA	4% *	0	IMPERVIOUS	N/A	N/A	N/A
		0%	131764	PERVIOUS	N/A		
		0%	0	PERM.-PAVERS	N/A		

LEGEND

- IMPERVIOUS SURFACE
- BIORETENTION AREA
- DRAINAGE MANAGEMENT AREA LIMIT
- AREA# DRAINAGE MANAGEMENT AREA
- TOTAL = TOTAL DRAINAGE AREA
- IMP. = IMPERVIOUS AREA

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REVISION SCHEDULE
NO. | ISSUE | DATE

JOB NUMBER: 10004A10
DRAWN BY: CW
CHECKED BY: JL
DATE: JANUARY 2019
SCALE: 1" = 30'
TITLE: PRELIMINARY STORMWATER TREATMENT PLAN

SHEET:
C-6.1

PRELIMINARY - Not for Construction -

Plot Date: 2019-06-05



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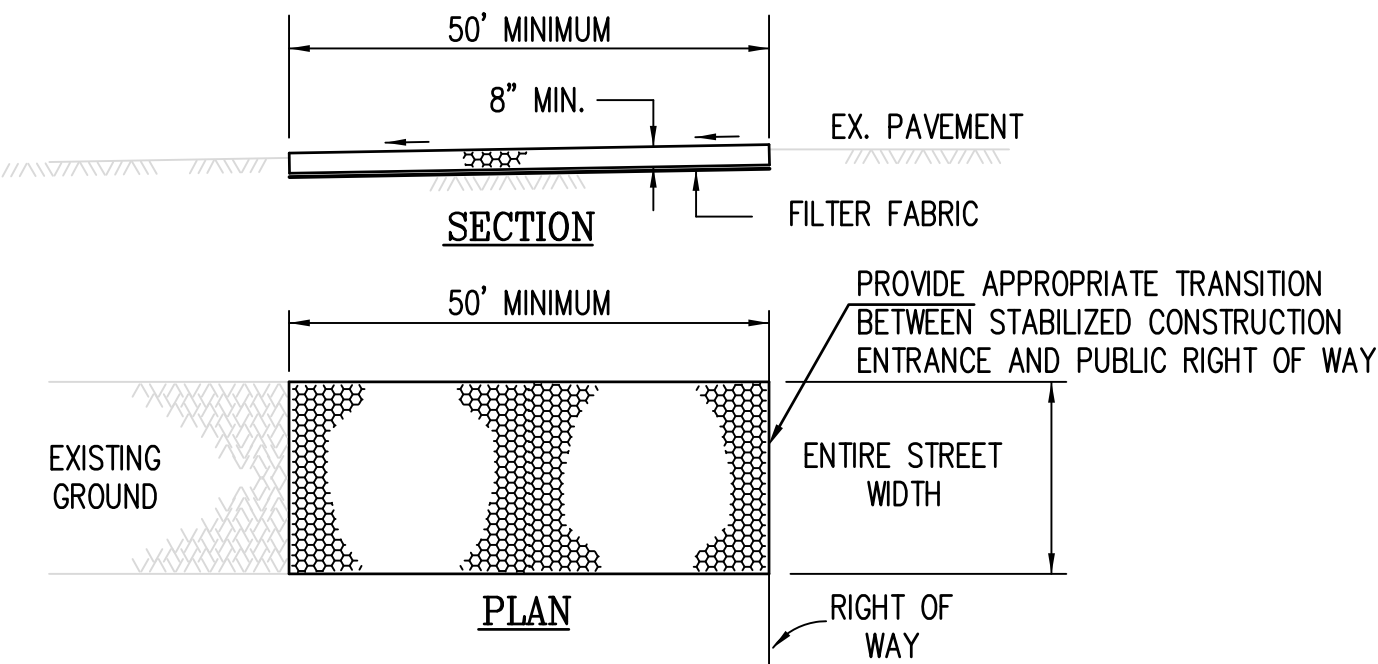
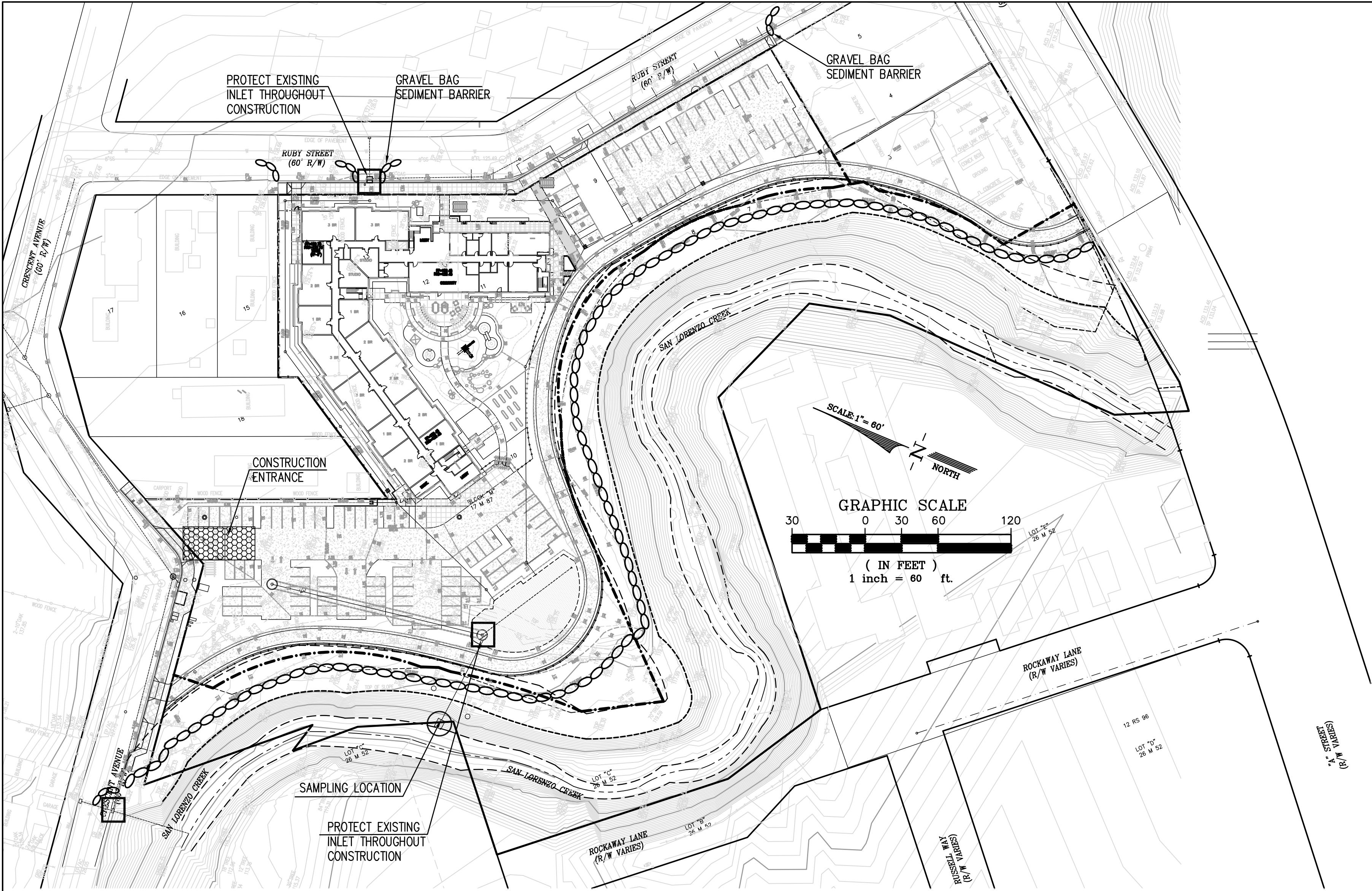
REVISION SCHEDULE
NO. | ISSUE | DATE

JOB NUMBER:	10004A10
DRAWN BY:	CW
CHECKED BY:	JL
DATE:	JANUARY 2019
SCALE:	1" = 30'
TITLE:	PRELIMINARY STORMWATER TREATMENT PLAN

SHEET:

C-6.2

PRELIMINARY - Not for Construction -



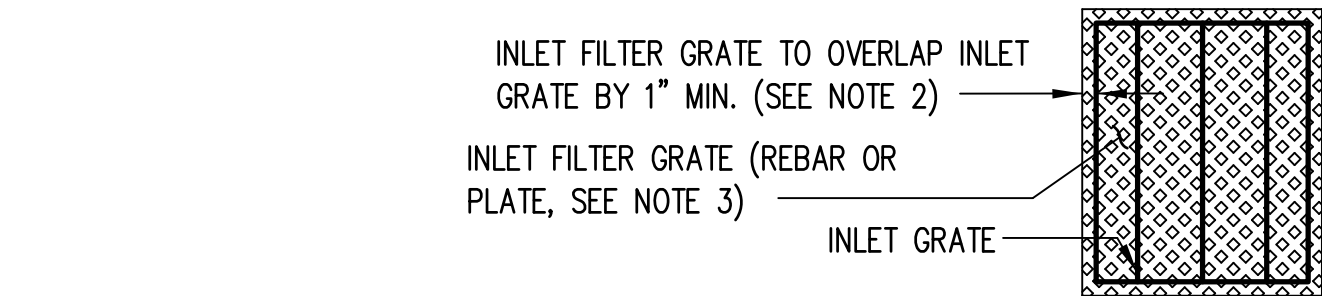
REFER TO STORM WATER POLLUTION PREVENTION PLAN FOR MORE DETAILS.
ALSO REFER TO THE RWQCB OR ABAG EROSION CONTROL MEASURE MANUAL.

CONSTRUCTION SPECIFICATIONS

- CONSTRUCTION AND MAINTENANCE OF THE COMPOST FILTER SOCK CAN BE FOUND AT WWW.TOPSPRAY.COM/EROSIONCONTROL/FILTERSOXX153/TABID/155/DEFAULT.ASPX
- THE MATERIAL FOR CONSTRUCTION SHALL BE 3 TO 4 INCH ROCK.
- LENGTH – AS EFFECTIVE, BUT NOT LESS THAN 50 FEET.
- THICKNESS – NOT LESS THAN EIGHT (8) INCHES.
- WIDTH – NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
- WASHING – WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT OF WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH, OR WATERCOURSE THROUGH USE OF SAND BAGS, GRAVEL BOARDS OR OTHER APPROVED METHODS.
- MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT OF WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT OF WAY MUST BE REMOVED IMMEDIATELY.

CONSTRUCTION ENTRANCE DETAIL

NOT TO SCALE



INLET PROTECTION DETAIL

(ALL AREAS)

NOT TO SCALE



Filtrexx SiltSoxx SECTION

NOT TO SCALE

NOTES:

- ALL MATERIAL TO MEET FILTREXX SPECIFICATIONS. SPECIFICATION CAN BE FOUND AT <http://www.filtrexx.com/4.1.1%20SWPPP%20-%20SiltSoxx.pdf>
- SILTSOXX COMPOST TO MEET APPLICATION REQUIREMENTS.
- SILTSOXX DEPICTED IS FOR MINIMUM SLOPES. GREATER SLOPES MAY REQUIRE LARGER SOCKS PER THE ENGINEER.
- COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.
- FILTER MATERIAL AND GRATE SHALL OVERLAP INLET ON ALL SIDES BY A MINIMUM OF 1\"/>
- INLET FILTER GRATE SHALL BE MADE OF #3 RE-BARS, CRISS CROSSED AT 6\"/>
- INLET FILTER GRATE SHALL BE SECURELY ATTACHED TO DRAIN INLET BY WIRE OR TIE-WRAP(S/BEND OVER).
- FILTERS SHALL BE INSPECTED WEEKLY AND BEFORE AND AFTER EACH RAINFALL. REPAIRS, SEDIMENT/DEBRIS REMOVAL SHALL BE MADE TO ASSURE EFFICIENCY FUNCTIONING OF FILTER SYSTEM.

LEGEND

- COMPOST FILTER SOCK
- GRAVEL CONSTRUCTION ENTRANCE AND WASH AREA
- STORM INLET PROTECTION
- SAMPLING LOCATION

EROSION CONTROL NOTES:

- CONTRACTOR IS RESPONSIBLE FOR ALL ASPECTS OF "EROSION CONTROL" AND SHALL INSTALL AND MAINTAIN ANY DEVICES AND MEASURES NECESSARY TO THE SATISFACTION OF THE COUNTY ENGINEER DURING THE ENTIRE CONSTRUCTION PERIOD.
- THE CONTRACTOR SHALL PLACE COARSE DRAIN ROCK AS A GRAVEL ROADWAY (8" MIN. THICK FOR THE FULL WIDTH AND 50' LONG) AT EACH ENTRANCE TO THE SITE. ANY MUD THAT IS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED THAT SAME DAY AND AS REQUIRED BY THE COUNTY INSPECTOR.
- ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED AND CHANGES TO THIS EROSION AND SEDIMENT CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS ONLY WITH THE APPROVAL OF OR AT THE DIRECTION OF THE COUNTY ENGINEER.
- DURING THE ENTIRE CONSTRUCTION PERIOD, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED TO MINIMIZE SEDIMENT-LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEM.
- THIS PLAN COVERS ONLY THE FIRST WINTER FOLLOWING GRADING. PLANS ARE TO BE RE-SUBMITTED FOR COUNTY APPROVAL PRIOR TO SEPTEMBER 1 OF EACH SUBSEQUENT YEAR UNTIL THE SITE IMPROVEMENTS ARE ACCEPTED BY THE COUNTY.
- ALL EROSION CONTROL FACILITIES MUST BE INSPECTED AND REPAIRED AT THE END OF EACH WORKING DAY OR DAILY DURING THE ENTIRE CONSTRUCTION PERIOD.
- ANY SEDIMENT BASINS SHALL BE CLEARED OUT WHENEVER SEDIMENT REACHES THE SEDIMENT CLEANOUT LEVEL INDICATED ON THE PLANS.
- BORROW AREAS AND TEMPORARY STOCKPILES SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES TO THE SATISFACTION OF THE COUNTY ENGINEER.
- ALL CUT AND FILL SLOPES ARE TO BE PROTECTED TO PREVENT OVERBACK FLOW.
- THIS PLAN MAY NOT COVER ALL SITUATIONS THAT ARISE DURING CONSTRUCTION DUE TO ANTICIPATED FIELD CONDITIONS. VARIATIONS MAY BE MADE TO THE PLAN IN THE FIELD, SUBJECT TO THE APPROVAL OF THE COUNTY.
- HYDROSEED ALL CUT AND FILL SLOPES WHICH ARE STEEPER THAN 5% WITH THE FOLLOWING (VOLUMES SHOWN ARE PER ACRE OF SLOPE):

FERTILIZER:	500 LBS. 16-6-8
SEED:	60 LBS. BLANDO BROME GRASS 60 LBS. ANNUAL RYE GRASS 30 LBS. ROSE CLOVER
CHEMICAL TACKIFIER	2000 LBS. WOOD CELLULOSE 30 LBS. ORGANIC BINDER

- TO CONTROL EROSION WITHIN THE STREET RIGHT-OF-WAY, FIBER ROLLS, SANDBAGS, EARTH BERMS OR OTHER SUITABLE MATERIALS SHALL BE PLACED WITHIN ALL UNPAVED STREETS DURING THE ENTIRE CONSTRUCTION PERIOD. THESE ROLLS OF FIBER SHALL BE PLACED AS SHOWN ON PLAN OR AS REQUIRED BY THE CITY ENGINEER (SEE FIBER ROLL DETAIL, THIS SHEET). THE ROLLS SHALL BE SECURELY ANCHORED IN PLACED BY STAKES OR REBARS DRIVEN THROUGH THE ROLLS WITH THE FIRST STAKE IN EACH ROLL ANGLED TOWARD THE PREVIOUSLY LAID ROLL. TO FORCE THEM TOGETHER. THE ROLLS SHALL BE MAINTAINED IN GOOD CONDITION FOR THE ENTIRE CONSTRUCTION PERIOD UNTIL THE STREET IS PAVED. ROLLS OF FIBER OR OTHER SUITABLE MATERIALS SHALL BE USED TO PREVENT SEDIMENT LADEN RUNOFF FROM ENTERING ANY PARTIALLY COMPLETED STORM DRAIN SYSTEM.

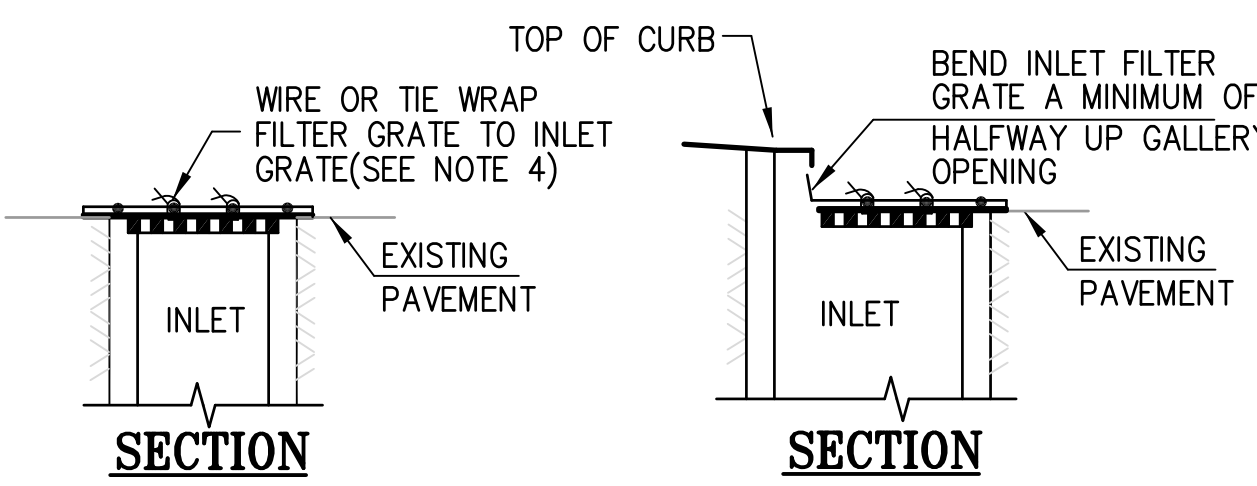
- TO MINIMIZE STORM WATER RUNOFF FROM THE SITE, FIBER ROLLS SHALL BE CONSTRUCTED ON EACH PAD AS IT IS GRADED. THE FIBER ROLLS SHALL BE 1-FOOT MINIMUM IN HEIGHT AND PLACED SO THE STORM WATER FALLING ONTO THE PAD AREA AND THE SURROUNDING UPHILL BANKS WILL BE TRAPPED ON THE PAD. THE CONTRACTOR IS RESPONSIBLE FOR INSPECTING AND REPAIRING THE ROLLS ON EACH PAD DURING THE ENTIRE CONSTRUCTION PERIOD AND MAINTAINING THEM IN GOOD CONDITION UNTIL THE BUILDING CONSTRUCTION IS COMPLETED. THE CONTRACTOR SHALL ENSURE COMPLIANCE WITH THE REQUIREMENTS REGARDING PAD MOISTURE CONTENT, COMPACTION, AND ALL OTHER CONDITIONS SET FORTH BY THE GEOTECHNICAL ENGINEER.

- WHEN TEMPORARY STRUCTURES HAVE SERVED THEIR INTENDED PURPOSE AND THE CONTRIBUTING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED, THE ENBANKMENT AND RESULTING SEDIMENT DEPOSITS ARE TO BE LEVELED OR OTHERWISE DISPOSED OF AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.

- CONTRACTOR IS RESPONSIBLE FOR ALL AGENCY EROSION CONTROL PLANS AND PAPERWORK AND IS RESPONSIBLE FOR ALL CLOSURES OF THESE FILINGS.

- ALL GRADED OR DISTURBED AREAS THAT WILL BE IDLE DURING THE RAINY SEASON SHALL BE MULCHED AT THE MINIMUM RATE OF TWO TONS PER ACRE.

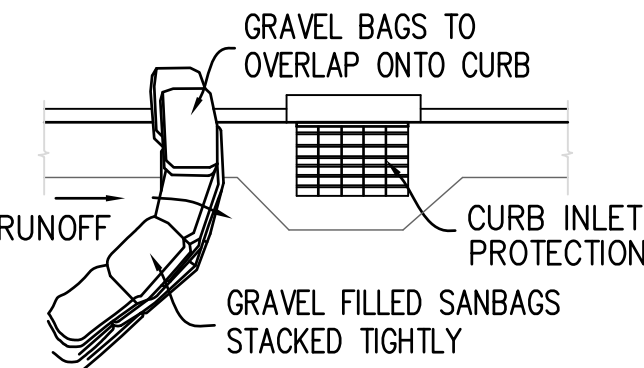
- CONTRACTOR TO REFER TO STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR EROSION CONTROL MEASURES DURING CONSTRUCTION.



INLET PROTECTION DETAIL

(PAVED AREAS)

NOT TO SCALE



STREET GUTTER BARRIER

NOT TO SCALE

PYATOK

1611 TELEGRAPH AVE. SUITE 200
OAKLAND, CA 94612
510.465.7010 p | 510.465.8575 f
www.pyatok.com

EDEN HOUSING

22645 Grand St, Hayward, CA 94541

RUBY ST
Ruby St, Castro Valley, CA 94546

STAMP:

Luk and Associates

Civil Engineering
Land Planning
Land Surveying
738 Alfred Nobel Drive
Hercules, CA 94547
Phone (510) 724-3388
Fax (510) 724-3383

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NO. | ISSUE | DATE

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DRAWN BY:	CW
CHECKED BY:	JL
DATE:	JANUARY 2019
SCALE:	1" = 30'
TITLE:	PRELIMINARY EROSION CONTROL PLAN

SHEET:

C-7.1

PRELIMINARY - Not for Construction -

Plot Date: 2019-06-05



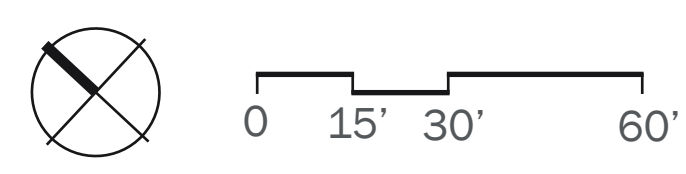
- ① BOLLARD AND WIRE ROPE FENCING, SEE
DETAIL 3/L2.1
- ② 4' WIDE DECOMPOSED GRANITE
PEDESTRIAN-ONLY TRAIL
- ③ BIORETENTION AREA
- ④ SAN LORENZO CREEK
- ⑤ EXISTING TREE TO REMAIN, TYPICAL
- ⑥ WOOD TRELLIS AT ENTRY SIGNAGE
- ⑦ ENTRY PLAZA
- ⑧ 6' HIGH ORNAMENTAL METAL FENCE, SEE
DETAIL 2/L2.1
- ⑨ 6-8' HIGH GOOD NEIGHBOR FENCE -
WOOD, SEE DETAIL 1/L2.1
- ⑩ DECOMPOSED GRANITE FIRE ACCESS
PATH





LEGEND

- 1 BOLLARD AND WIRE ROPE FENCING, SEE DETAIL 3/L2.1
- 2 FULL CALTRANS TRAIL 10' WIDE ASPHALT WITH 2' DECOMPOSED GRANITE SHOULDERS
- 3 BIORETENTION AREA
- 4 SAN LORENZO CREEK
- 5 EXISTING TREE TO REMAIN, TYPICAL
- 6 WOOD TRELLIS AT ENTRY SIGNAGE
- 7 ENTRY PLAZA
- 8 6' HIGH ORNAMENTAL METAL FENCE, SEE DETAIL 2/L2.1
- 9 6-8' HIGH GOOD NEIGHBOR FENCE - WOOD, SEE DETAIL 1/L2.1
- 10 DECOMPOSED GRANITE FIRE ACCESS PATH





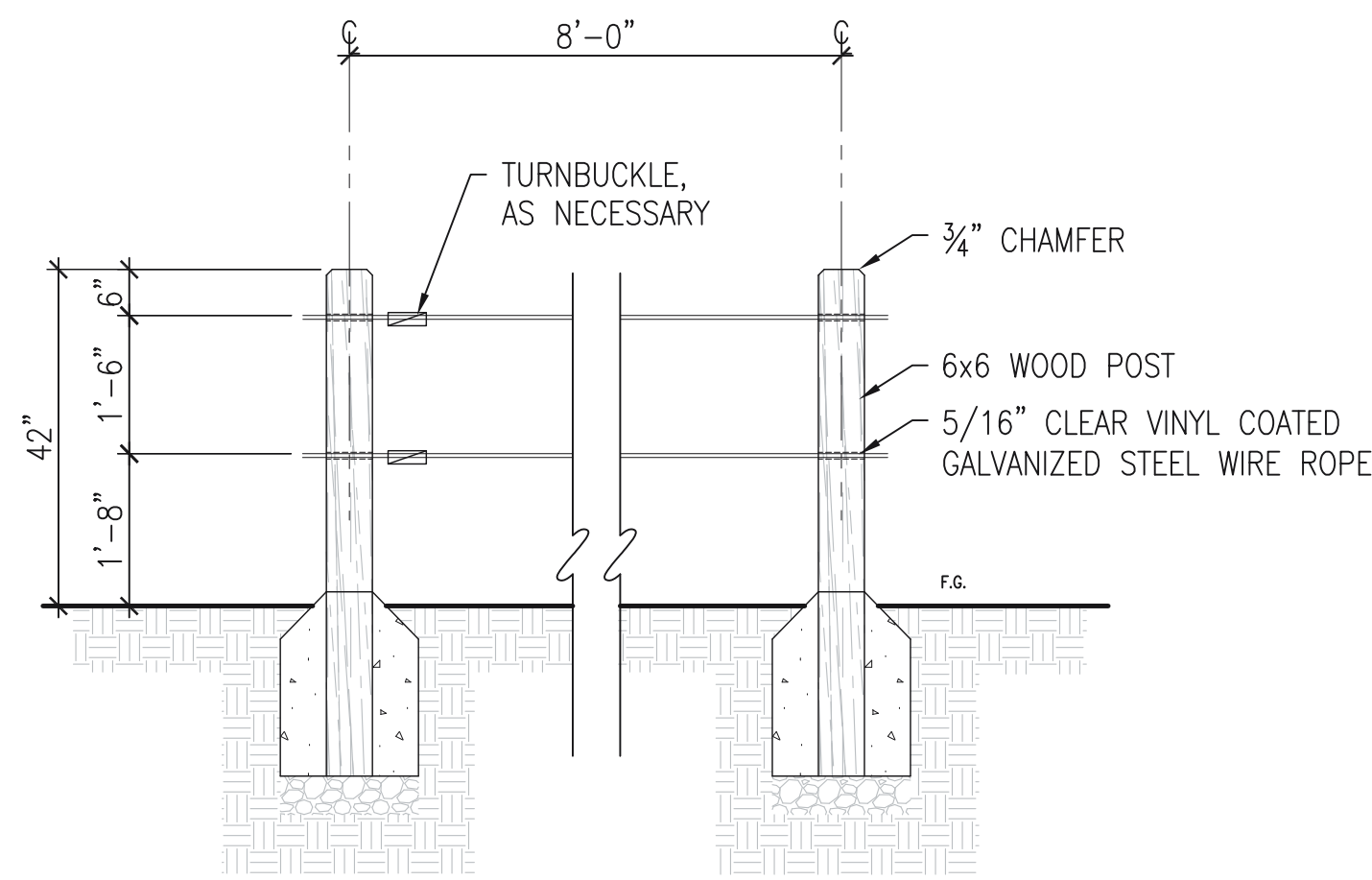
LEGEND

- 1 EXISTING CALTRANS CHAIN LINK FENCE TO REMAIN
- 2 BIORETENTION AREA
- 3 SAN LORENZO CREEK
- 4 EXISTING TREE TO REMAIN, TYPICAL
- 5 6' HIGH GOOD NEIGHBOR FENCE - WOOD, SEE DETAIL 1/L2.1
- 6 WOOD TRELLIS AT ENTRY SIGNAGE
- 7 ENTRY PLAZA
- 8 6' HIGH ORNAMENTAL METAL FENCE, SEE DETAIL 2/L2.1
- 9 DECOMPOSED GRANITE FIRE ACCESS PATH

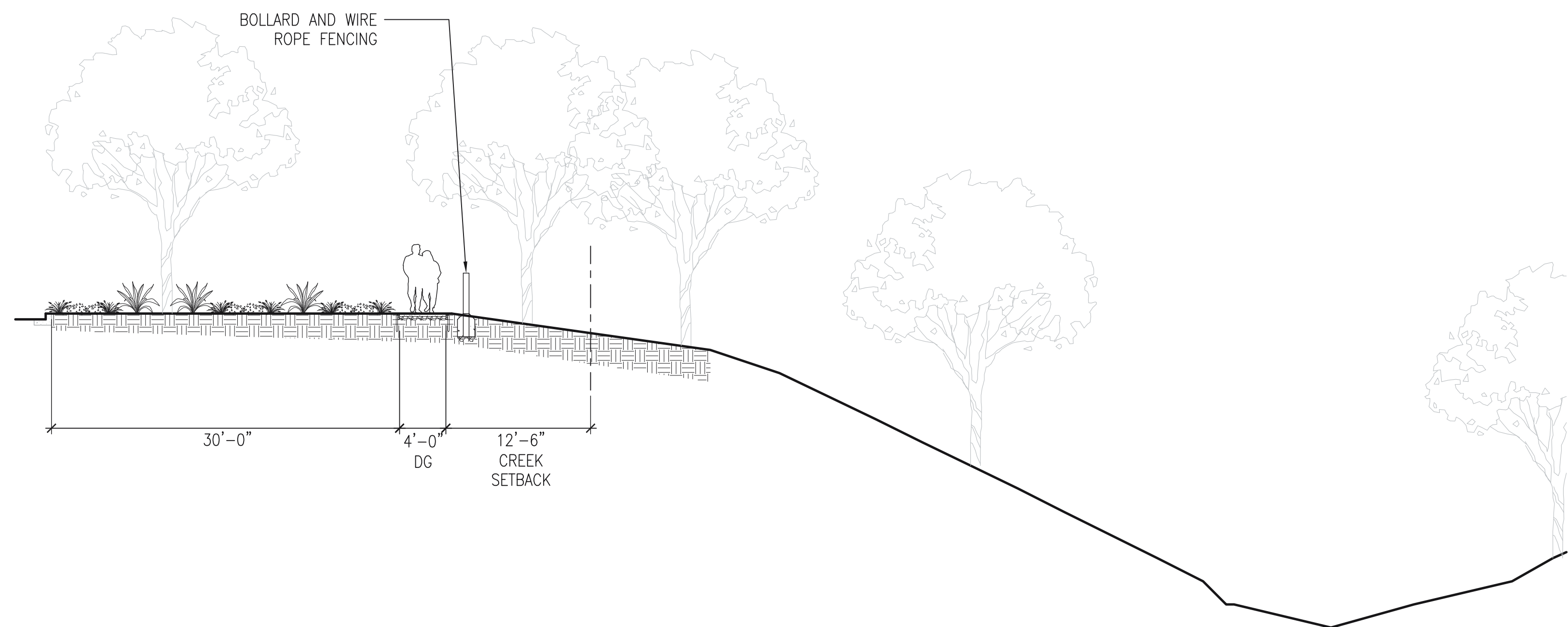


0 15' 30' 60'

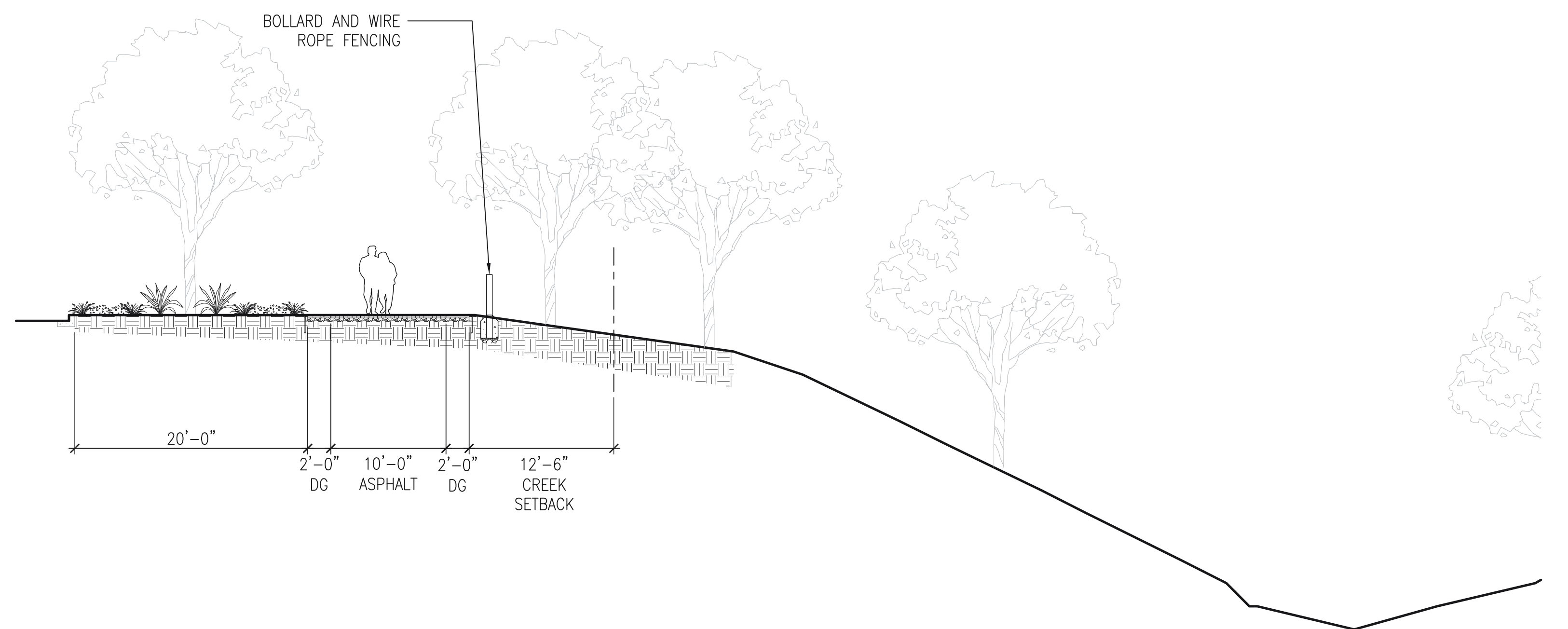




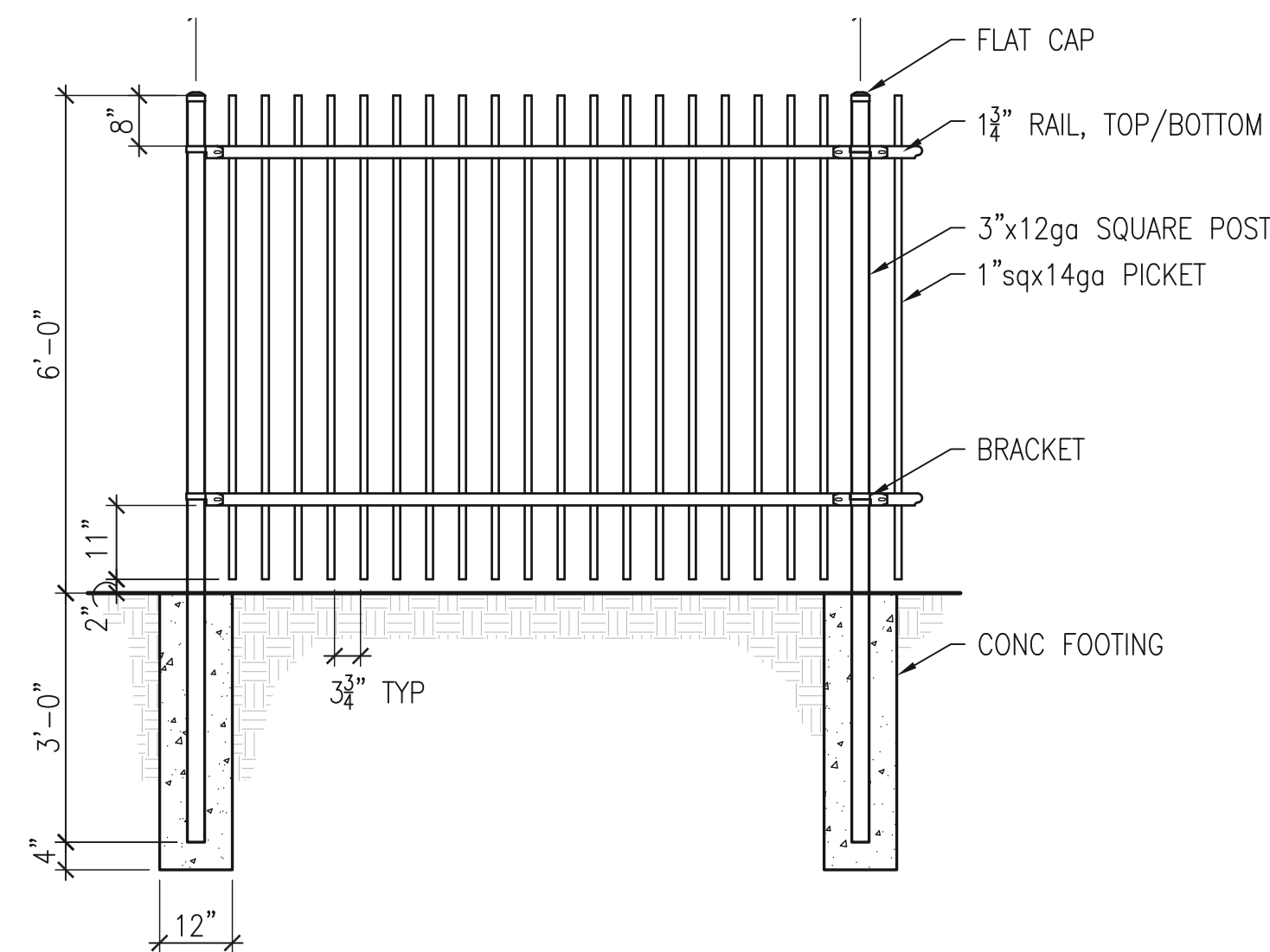
3 BOLLARD AND WIRE ROPE FENCING
SCALE: 1/2" = 1'-0"



4 OPTION A SECTION AT 4' WIDE PEDESTRIAN-ONLY TRAIL
SCALE: 1/8" = 1'-0"



5 OPTION B SECTION AT FULL CALTRANS TRAIL
SCALE: 1/8" = 1'-0"



2 ORNAMENTAL METAL FENCE
SCALE: 1" = 1'-0"



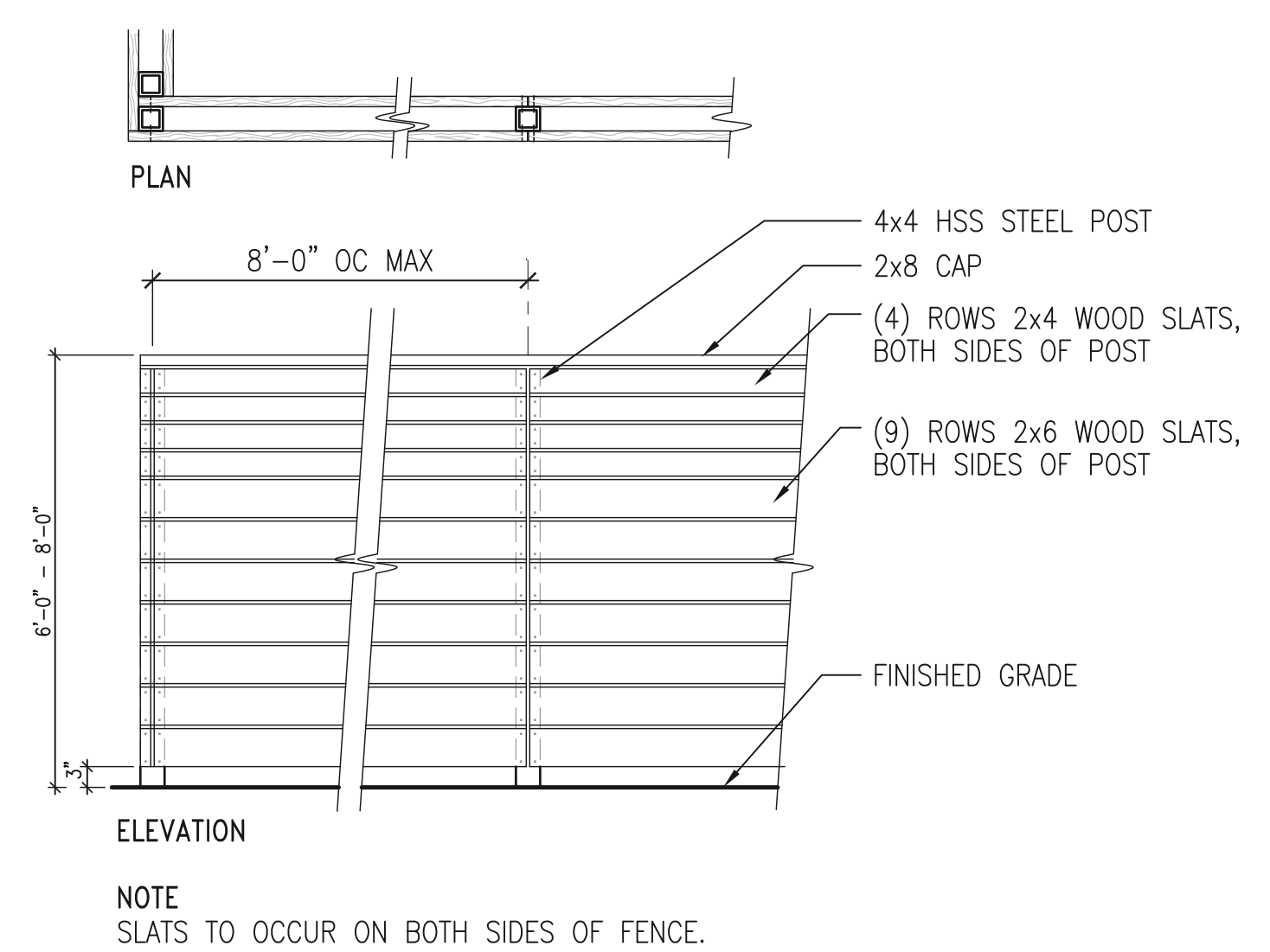
GALVANIZED VEGETABLE PLANTERS



COMMUNITY GATHERING AREA



BIORETENTION BASIN



1 WOOD GOOD-NEIGHBOR FENCE
SCALE: 1/2" = 1'-0"



ROCK/BOULDER MOUND



WOOD TRELLIS



PLAY STRUCTURE



PLAY MOUNDS

PRELIMINARY PLANT PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WTR USE
STREET TREES					
	GINKGO BILOBA 'AUTUMN GOLD'	MAIDENHAIR TREE	24" BOX	PER PLAN	M
SHADE TREE – PARKING					
	PLATANUS ACERIFOLIA	LONDON PLANE TREE	24" BOX	PER PLAN	M
SHADE TREE – NATIVE TREES					
	QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	PER PLAN	L
	QUERCUS LOBATA	VALLEY OAK	24" BOX	PER PLAN	L
FOCAL POINT TREE					
	QUERCUS LOBATA	VALLEY OAK	36" BOX	PER PLAN	L
SCREENING TREES					
	PODOCARPUS GRACILIOR	FERN PODOCARPUS	24" BOX	PER PLAN	M
	TRISTANIAOPSIS LAURINA	WATER GUM	24" BOX	PER PLAN	M
SMALL ACCENT TREES					
	LAGERSTROEMIA INICA	CRAPE MYRTLE	24" BOX	PER PLAN	L
	ACER PALMATUM	JAPANESE MAPLE	24" BOX	PER PLAN	M
LARGE SHRUBS					
	ARCTOSTAPHYLOS X 'SUNSET'	SUNSET MANZANITA	5 GAL	6'-0" OC	L
	CARPENTERIA CALIFORNICA	ELIZABETH BUSH ANEMONE	5 GAL	4'-0" OC	L
	CEANOTHUS 'DARK STAR'	CALIFORNIA LILAC	5 GAL	5'-0" OC	L
	MYRICA CALIFORNICA	PACIFIC WAX MYRTLE	5 GAL	9'-0" OC	M
	PITTOSPORUM TOBIRA 'VARIEGATA'	VARIEGATED MOCK ORANGE	5 GAL	4'-0" OC	L
	RHAMNUS CALIFORNICA	COFFEEBERRY	5 GAL	7'-0" OC	L
MEDIUM SHRUBS, GRASSES, & PERENNIALS					
	ACACIA COGNATA 'COUSIN ITT'	LITTLE RIVER WATTLE	5 GAL	3'-0" OC	L
	AGAVE ATTENUATA	BLUE FOX TAIL AGAVE	5 GAL	3'-0" OC	L
	BUXUS 'GREEN MOUNTAIN'	GREEN MNTN BOXWOOD	5 GAL	3'-0" OC	M
	CHONDROPETALUM TECTORUM	CAPE RUSH	1 GAL	3'-0" OC	L
	DIETES BICOLOR	FORTNIGHT LILY	1 GAL	3'-0" OC	L
	CORREA 'WYNS WONDER'	AUSTRALIAN FUCHSIA	5 GAL	3'-0" OC	L
	GREVILLEA 'SCARLET SPRITE'	GREVILLEA	5 GAL	4'-0" OC	L
	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	1 GAL	3'-0" OC	L
	LOROPETALUM 'SUZANNE'	FRINGE FLOWER	5 GAL	4'-0" OC	L
	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL	4'-0" OC	L
	PHORMIUM HYBRID	NEW ZEALAND FLAX	5 GAL	3'-0" OC	L
	PITTOSPORUM 'WHEELERS DWARF'	VARIEGATED MOCK ORANGE	5 GAL	4'-0" OC	L
	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	1 GAL	3'-0" OC	M
SMALL SHRUBS, GRASSES, & PERENNIALS					
	ACHILLEA SP	YARROW	1 GAL	2'-0" OC	L
	ANIGOZANTHOS 'BUSH TANGO'	KANGAROO PAWS	5 GAL	2'-0" OC	L
	ASPIDISTRA ELATIOR	CAST IRON PLANT	1 GAL	2'-0" OC	L
	LIMONIUM PEREZII	SEA LAVENDER	1 GAL	3'-0" OC	L
	LIRIOPE 'SILVER DRAGON'	SILVERY LILYTURF	1 GAL	2'-0" OC	M
GROUNDCOVERS					
	ARCTOSTAPHYLOS UVA URSI 'GREEN SUPREME'	GREEN SUPREME MANZANITA	1 GAL	5'-0" OC	L
	CEANOTHUS GLORIOSUS 'ANCHOR BAY'	PT. REYES CEANOTHUS	1 GAL	5'-0" OC	L
	COPROSMA KIRKII 'VARIEGATA'	CREEPING MIRROR PLANT	1 GAL	4'-0" OC	L
	LANTANA MONTEVIDENSIS	PURPLE TRAILING LANTANA	1 GAL	8'-0" OC	
	SARCOCOCCA H. VAR HUMILIS	HIMILAYAN SWEET BOX	1 GAL	3'-0" OC	L
NATIVE SHRUBS AND GROUNDCOVER AT CREEK TRAIL					
	ACHILLEA SPP	YARROW	1 GAL	2'-0" OC	L
	ARCTOSTAPHYLOS SPP	MANZANITA	1 GAL	TBD	L
	CEANOTHUS SPP	CALIFORNIA LILAC	1 GAL	TBD	L
	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL	3'-0" OC	L
	RHAMNUS CALIFORNICA	COFFEEBERRY	1 GAL	6'-0" OC	L
	EPILOBIUM CANUM	CALIFORNIA FUCHSIA	1 GAL	TBD	L
STORMWATER PLANTING MIX					
	CAREX DIVULSA	BERKELEY SEDGE	1 GAL	2'-0" OC	L
	CHONDROPETALUM TECTORUM	CAPE RUSH	3 GAL	3'-0" OC	L
	IRIS PACIFIC COAST HYBRIDS	PCH IRIS	1 GAL	2'-0" OC	L
	JUNCUS PATENS	CALIFORNIA GRAY RUSH	1 GAL	2'-0" OC	L
	SYRINCHIUM BELLUM	BLUE-EYED GRASS	1 GAL	3'-0" OC	L
	DIETES SPP.	FORTNIGHT LILY	1 GAL	3'-0" OC	L



EXISTING TREE TO REMAIN



TREE TO BE REMOVED

GENERAL PLANTING & IRRIGATION NOTES

- THESE PLANS SHALL COMPLY WITH THE CRITERIA OF THE CALIFORNIA MODEL WATER EFFICIENCY ORDINANCE AND APPLY THOSE CRITERIA FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.
- CONTRACTOR TO PROVIDE AGRICULTURAL SOIL ANALYSIS DONE BY A QUALIFIED SOIL-TESTING LABORATORY.
- ALL PLANTING AREAS SHALL BE TOP-DRESSED WITH A



0 15' 30' 60'

I, THERESA BALLARD DIAS, CERTIFY THAT
THIS SITE PLAN HAS BEEN PREPARED BY
ME OR UNDER MY DIRECTION AND DO
ATTEST TO THE ACCURACY OF ALL
INFORMATION INDICATED HEREON.
SIGNATURE: *T. Ballard*
REG NO: C-31605
DATE: 02/05/19

NOTES:

FIRE DEPARTMENT ACCESS KNOX
BOXES WILL BE PROVIDED AT THE MAIN
AND REAR ENTRY, AND AS DIRECTED BY
THE FIRE DEPARTMENT

SHOWN LANDSCAPE PLAN IS
CONCEPTUAL. PROPOSED TREES AND
OTHER LANDSCAPE ELEMENTS WILL BE
ADJUSTED TO COMPLY FULLY WITH CBC
SEC. 1030 EMERGENCY ESCAPE AND
RESCUE FOR ALL SLEEPING ROOM
WINDOWS BELOW THE FOURTH STORY

UNIT COUNT BY FLOOR	
Name	Count
Level 1	
1 BR	4
2 BR	5
3 BR	4
STUDIO	2
15	

Level 2	
1 BR	10
2 BR	5
3 BR	6
STUDIO	2
23	

Level 3	
1 BR	9
2 BR	6
3 BR	4
STUDIO	2
21	

Level 4	
1 BR	4
2 BR	2
3 BR	5
STUDIO	2
13	
Grand Total	72

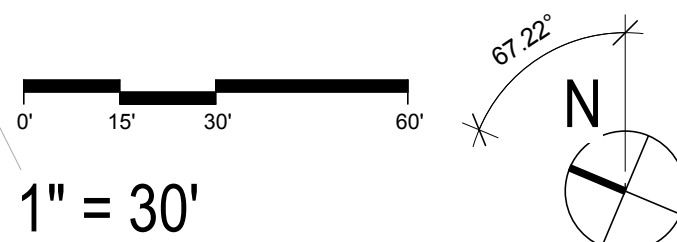
DWELLING UNIT MIX		
Unit Type	Count	Percentage
1 BR	27	38%
2 BR	18	25%
3 BR	19	26%
STUDIO	8	11%
Grand Total	72	100%

GROSS BUILDING AREA SCHEDULE	
Level	Area
LEVEL 01	22381 SF
LEVEL 02	22868 SF
LEVEL 03	20916 SF
LEVEL 04	13752 SF
Grand Total	79917 SF

PARKING SCHEDULE		
STALL TYPE	Count	Percentage
ACCESSIBLE	4	4%
ACCESSIBLE, VAN	2	2%
COMPACT	45	41%
COMPACT, TANDOM	7	6%
E.V.	3	3%
E.V., VAN	1	1%
STANDARD	45	41%
STANDARD, TANDOM	2	2%
Grand Total	109	100%

GROSS OPEN SPACE SCHEDULE	
Level	Area
COURTYARD	14170 SF
LANDSCAPING	38027 SF
Grand Total	52197 SF

SITE PLAN KEY	
—	PROPERTY LINE
---	FEMA FLOODPLAIN
---	CREEK SETBACK
---	PUBLIC ACCESS EASEMENT OUTLINE



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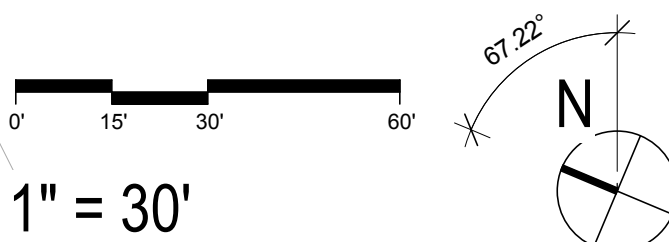
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---	CREEK SETBACK
---	PUBLIC ACCESS EASEMENT OUTLINE



RUBY ST

Ruby St, Castro Valley, CA 94546

STAMP:

REVISION SCHEDULE
NO. | ISSUE | DATE

SDR REVIEW 02/05/19

JOB NUMBER: 1744
DRAWN BY: Author
CHECKED BY: Checker
DATE: 02/05/2019
SCALE: 1" = 30'-0"
TITLE: SITE PLAN - GROUND FLOOR - BIKE/PEDESTRIAN TRAIL

SHEET:
A1.01b

I, THERESA BALLARD DIAS, CERTIFY THAT THIS SITE PLAN HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION AND DO ATTEST TO THE ACCURACY OF ALL INFORMATION INDICATED HEREON.
SIGNATURE: *T. Ballard*
REG NO: C-31605
DATE: 02/05/19

NOTES:

FIRE DEPARTMENT ACCESS KNOX BOXES WILL BE PROVIDED AT THE MAIN AND REAR ENTRY, AND AS DIRECTED BY THE FIRE DEPARTMENT

SHOWN LANDSCAPE PLAN IS CONCEPTUAL. PROPOSED TREES AND OTHER LANDSCAPE ELEMENTS WILL BE ADJUSTED TO COMPLY FULLY WITH CBC SEC. 1030 EMERGENCY ESCAPE AND RESCUE FOR ALL SLEEPING ROOM WINDOWS BELOW THE FOURTH STORY

UNIT COUNT BY FLOOR

Name	Count
Level 1	
1 BR	4
2 BR	5
3 BR	4
STUDIO	2
	15

Level 2	
1 BR	10
2 BR	5
3 BR	6
STUDIO	2
	23

Level 3	
1 BR	9
2 BR	6
3 BR	4
STUDIO	2
	21

Level 4	
1 BR	4
2 BR	2
3 BR	5
STUDIO	2
	13
Grand Total	72

DWELLING UNIT MIX

Unit Type	Count	Percentage
1 BR	27	38%
2 BR	18	25%
3 BR	19	26%
STUDIO	8	11%
Grand Total	72	100%

GROSS BUILDING AREA SCHEDULE

Level	Area
LEVEL 01	22381 SF
LEVEL 02	22868 SF
LEVEL 03	20916 SF
LEVEL 04	13752 SF
Grand Total	79917 SF

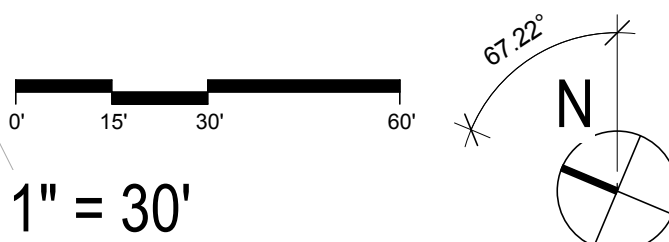
PARKING SCHEDULE

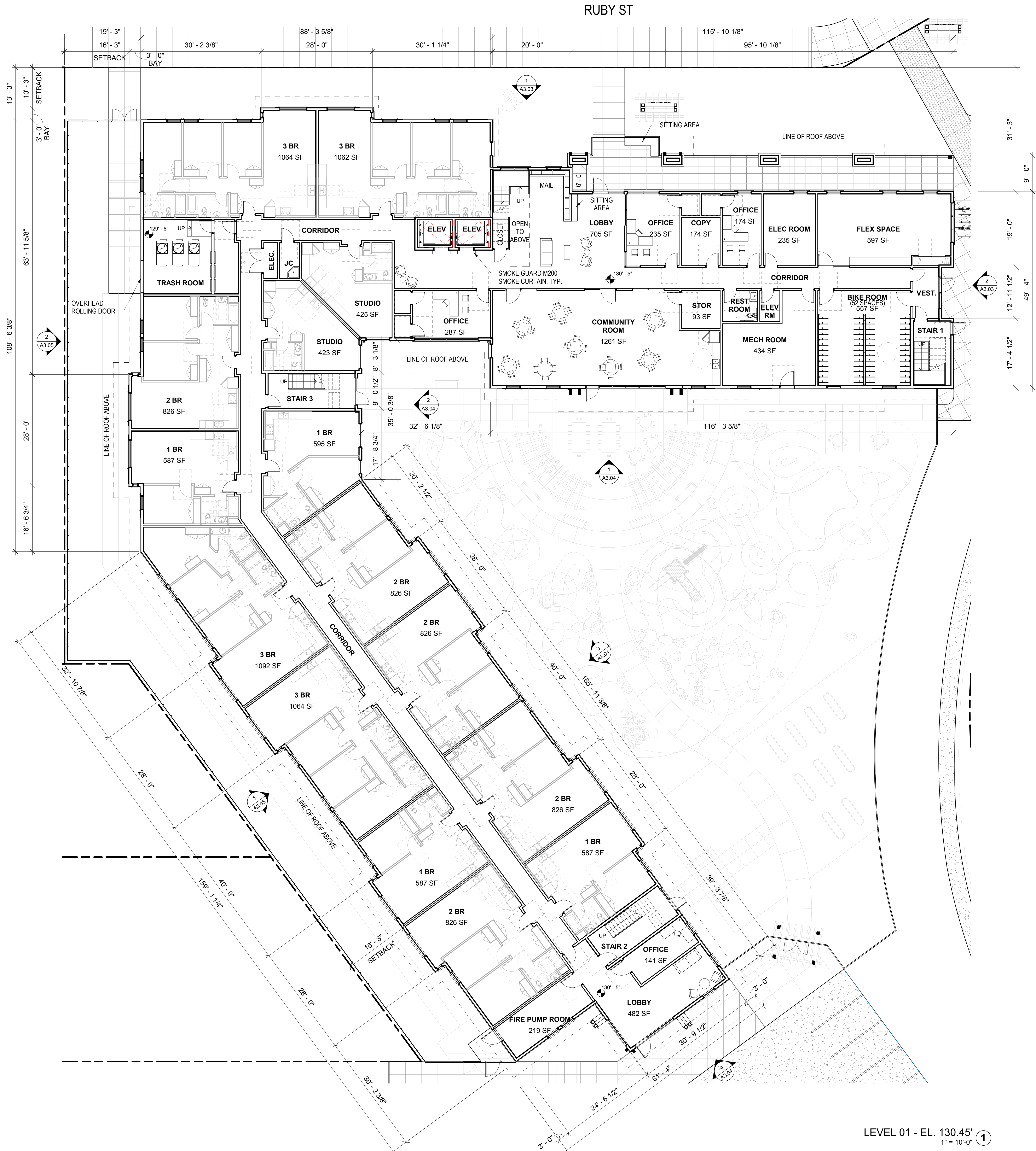
STALL TYPE	Count	Percentage
ACCESSIBLE	4	4%
ACCESSIBLE, VAN	2	2%
COMPACT	45	41%
COMPACT, TANDOM	7	6%
E.V.	3	3%
E.V., VAN	1	1%
STANDARD	45	41%
STANDARD, TANDOM	2	2%
Grand Total	109	100%

GROSS OPEN SPACE SCHEDULE

Level	Area
COURTYARD	14170 SF
LANDSCAPING	38027 SF
Grand Total	52197 SF

SITE PLAN KEY
- - - - - PROPERTY LINE
- - - - - FEMA FLOODPLAIN
- - - - - CREEK SETBACK
+ + + + + EXISTING CHAIN LINK FENCE





LEVEL 01 - EL. 130.45' 1
1" = 10'-0"

NOTES:

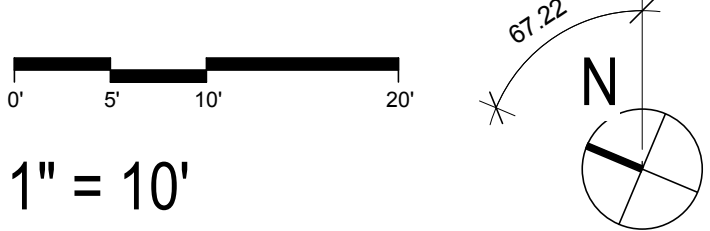
FIRE DEPARTMENT ACCESS KNOX BOXES WILL BE PROVIDED AT THE MAIN AND REAR ENTRY, AND AS DIRECTED BY THE FIRE DEPARTMENT

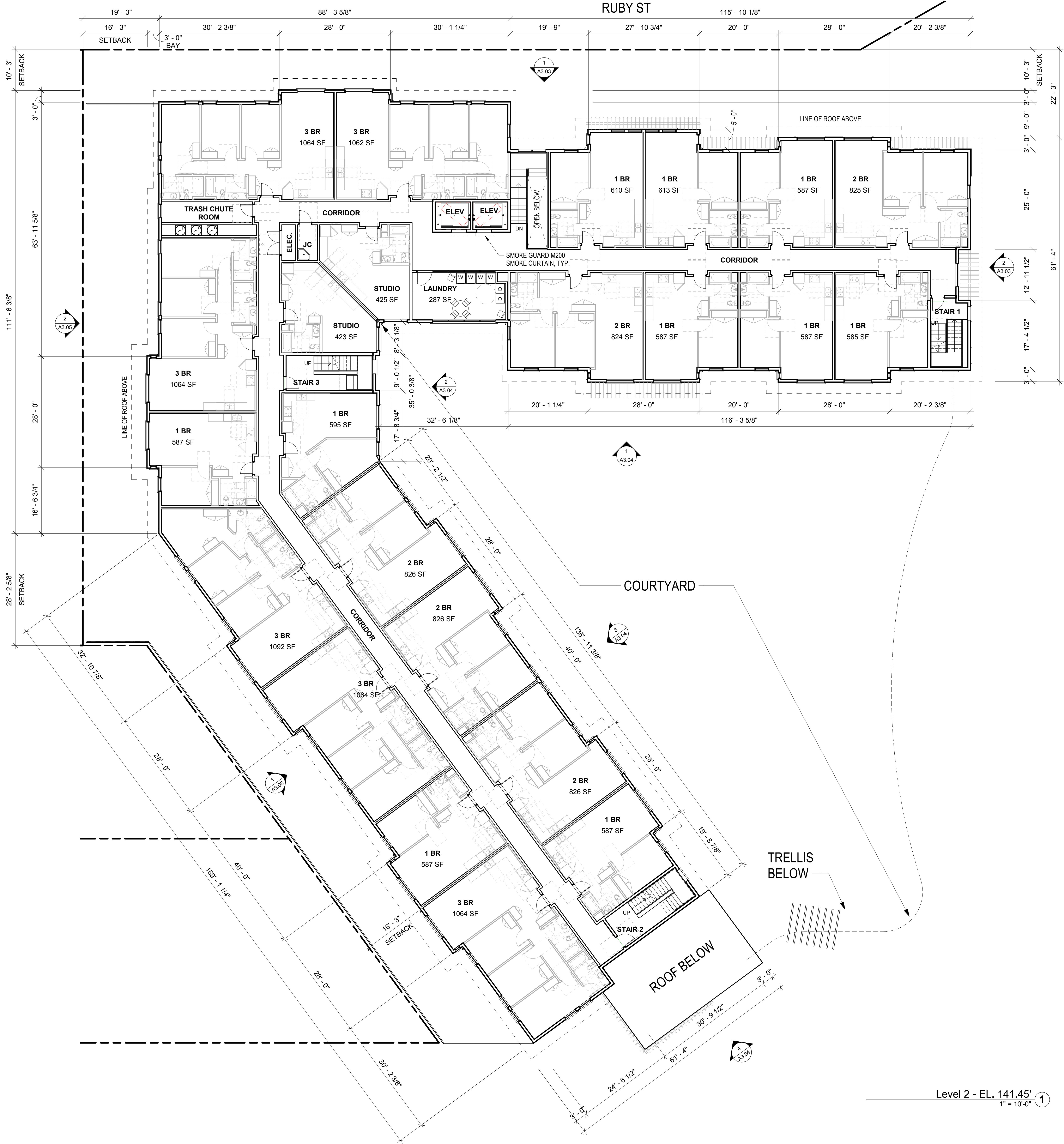
SHOWN LANDSCAPE PLAN IS CONCEPTUAL. PROPOSED TREES AND OTHER LANDSCAPE ELEMENTS WILL BE ADJUSTED TO COMPLY FULLY WITH CBC SEC. 1030 EMERGENCY ESCAPE AND RESCUE FOR ALL SLEEPING ROOM WINDOWS BELOW THE FOURTH STORY

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2 BR	5
3 BR	4
STUDIO	2
15	
Level 2	
1 BR	10
2 BR	5
3 BR	6
STUDIO	2
23	
Level 3	
1 BR	9
2 BR	6
3 BR	4
STUDIO	2
21	
Level 4	
1 BR	4
2 BR	2
3 BR	5
STUDIO	2
13	
Grand Total	72

DWELLING UNIT MIX		
Unit Type	Count	Percentage
1 BR	27	38%
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3 BR	19	26%
STUDIO	8	11%
Grand Total	72	100%

GROSS BUILDING AREA SCHEDULE	
Level	Area
LEVEL 01	22381 SF
LEVEL 02	22868 SF
LEVEL 03	20916 SF
LEVEL 04	13752 SF
Grand Total	79917 SF





UNIT COUNT BY FLOOR	
Name	Count
Level 1	
1 BR	4
2 BR	5
3 BR	4
STUDIO	2
15	

Level 2	
1 BR	10
2 BR	5
3 BR	6
STUDIO	2
23	

Level 3	
1 BR	9
2 BR	6
3 BR	4
STUDIO	2
21	

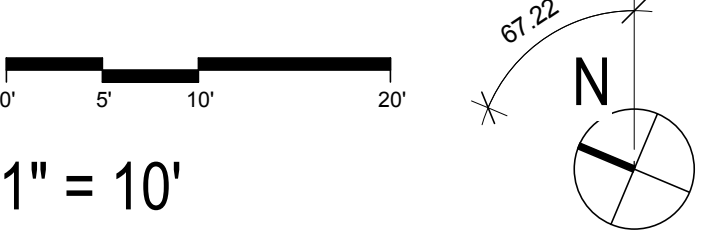
Level 4	
1 BR	4
2 BR	2
3 BR	5
STUDIO	2
13	
Grand Total	72

DWELLING UNIT MIX		
Unit Type	Count	Percentage
1 BR	27	38%
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STUDIO	8	11%
Grand Total	72	100%

GROSS BUILDING AREA SCHEDULE	
Level	Area
LEVEL 01	22381 SF
LEVEL 02	22868 SF
LEVEL 03	20916 SF
LEVEL 04	13752 SF
Grand Total	79917 SF



Level 3 - EL. 151.45' 1
1" = 10'-0"



UNIT COUNT BY FLOOR	
Name	Count
Level 1	
1 BR	4
2 BR	5
3 BR	4
STUDIO	2
15	

Level 2	
1 BR	10
2 BR	5
3 BR	6
STUDIO	2
23	

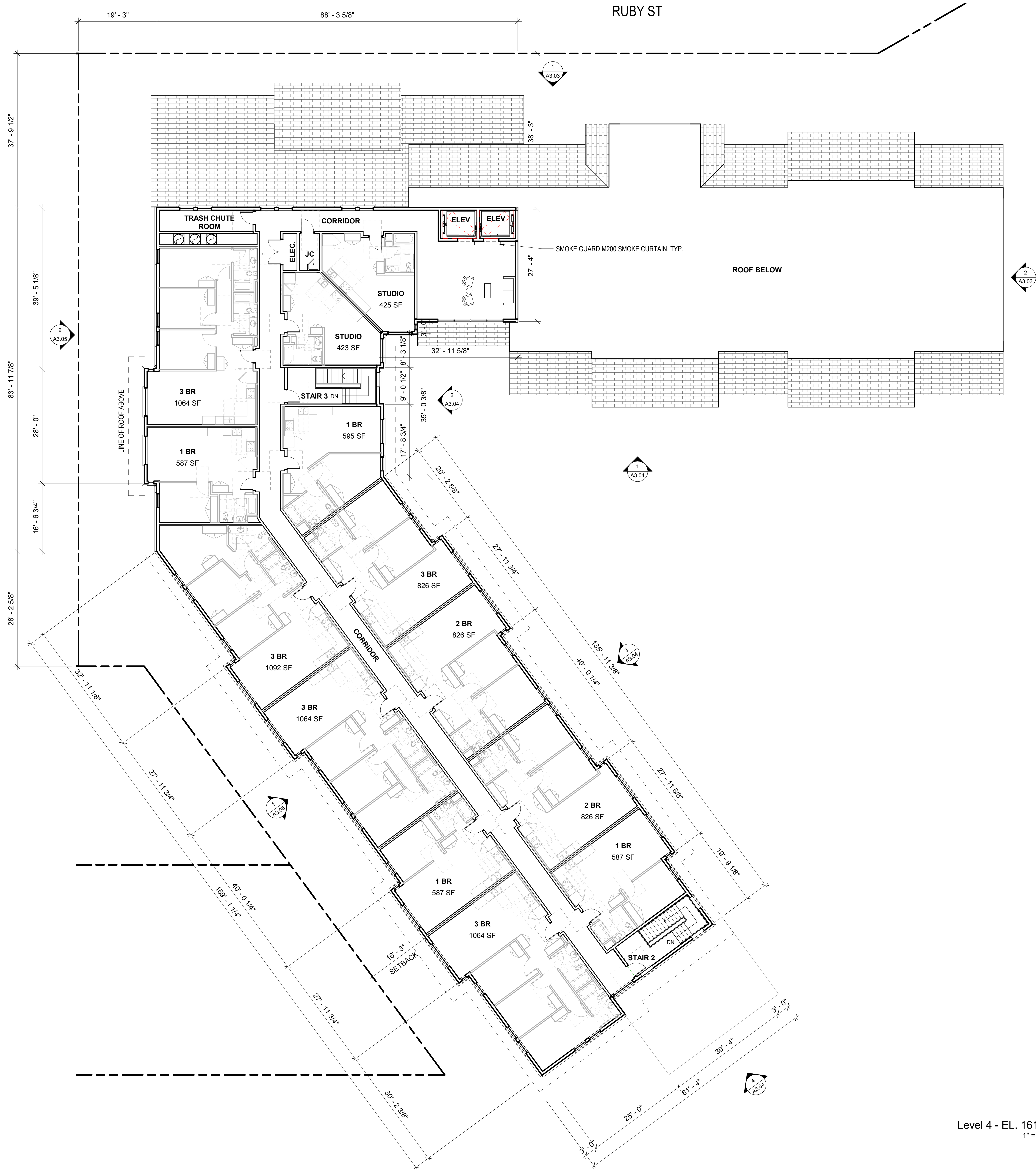
Level 3	
1 BR	9
2 BR	6
3 BR	4
STUDIO	2
21	

Level 4	
1 BR	4
2 BR	2
3 BR	5
STUDIO	2
13	
Grand Total	72

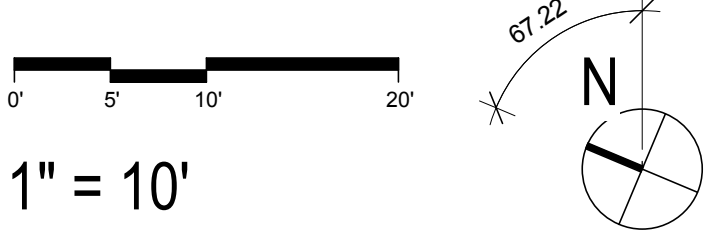
DWELLING UNIT MIX		
Unit Type	Count	Percentage
1 BR	27	38%
2 BR	18	25%
3 BR	19	26%
STUDIO	8	11%
Grand Total	72	100%

GROSS BUILDING AREA SCHEDULE	
Level	Area
LEVEL 01	22381 SF
LEVEL 02	22868 SF
LEVEL 03	20916 SF
LEVEL 04	13752 SF
Grand Total	79917 SF

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Level 4 - EL. 161.45' 1

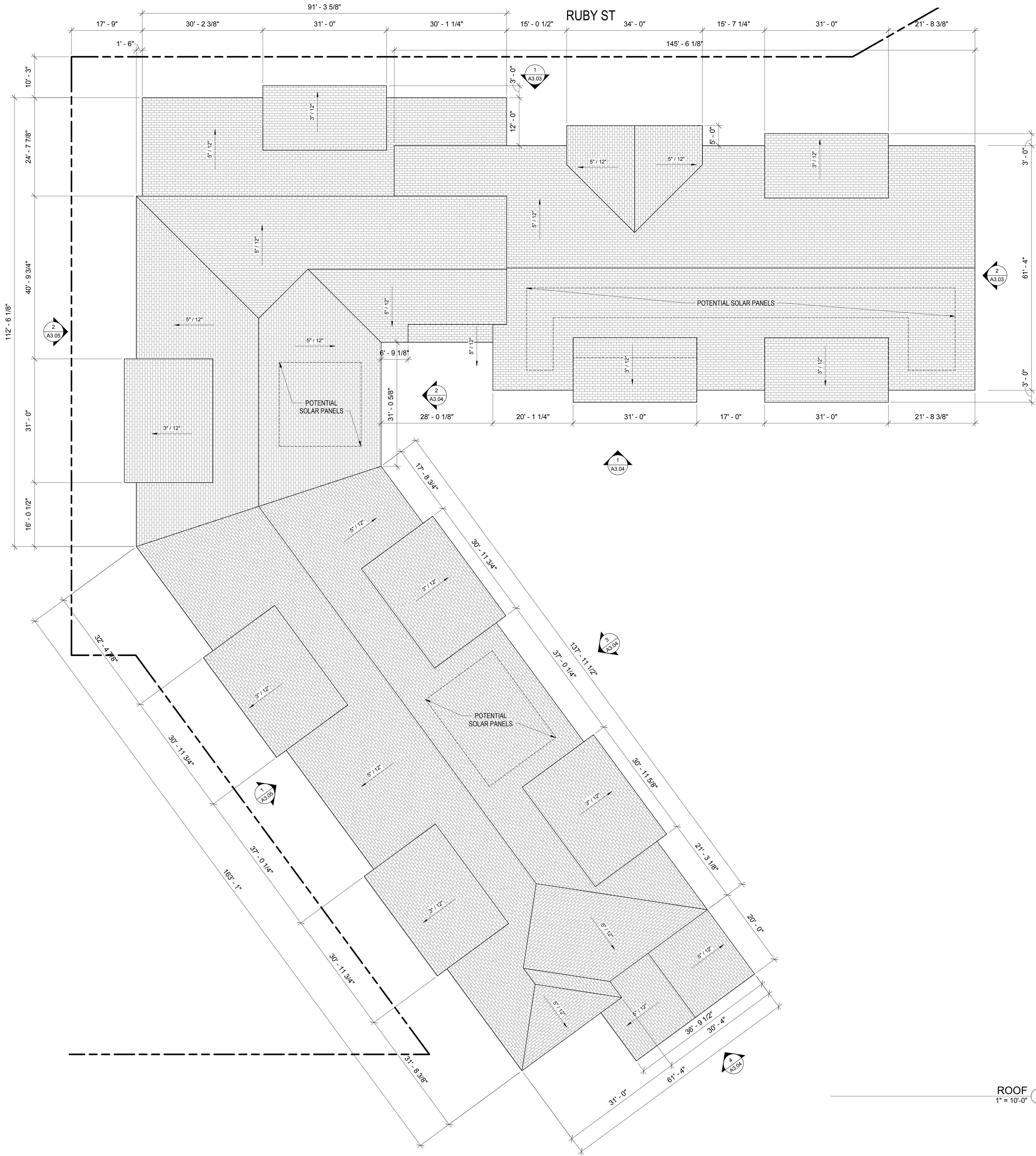


UNIT COUNT BY FLOOR	
Name	Count
Level 1	
1 BR	4
2 BR	5
3 BR	4
STUDIO	2
	15
Level 2	
1 BR	10
2 BR	5
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STUDIO	2
	23
Level 3	
1 BR	9
2 BR	6
3 BR	4
STUDIO	2
	21
Level 4	
1 BR	4
2 BR	2
3 BR	5
STUDIO	2
	13
Grand Total	72

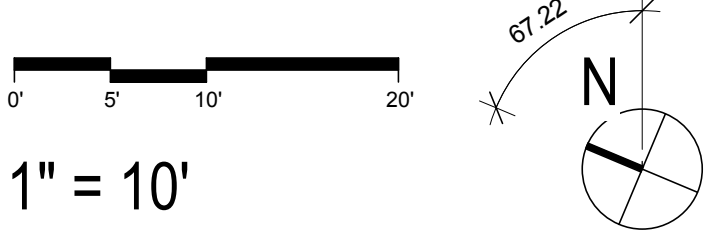
DWELLING UNIT MIX		
Unit Type	Count	Percentage
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3 BR	19	26%
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Grand Total	72	100%

GROSS BUILDING AREA SCHEDULE	
Level	Area
LEVEL 01	22381 SF
LEVEL 02	22868 SF
LEVEL 03	20916 SF
LEVEL 04	13752 SF
Grand Total	79917 SF

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ROOF
1" = 10'-0" 1



UNIT COUNT BY FLOOR	
Name	Count
Level 1	
1 BR	4
2 BR	5
3 BR	4
STUDIO	2
15	

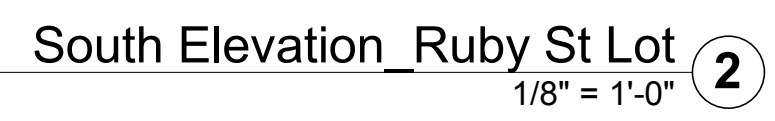
Level 2	
1 BR	10
2 BR	5
3 BR	6
STUDIO	2
23	

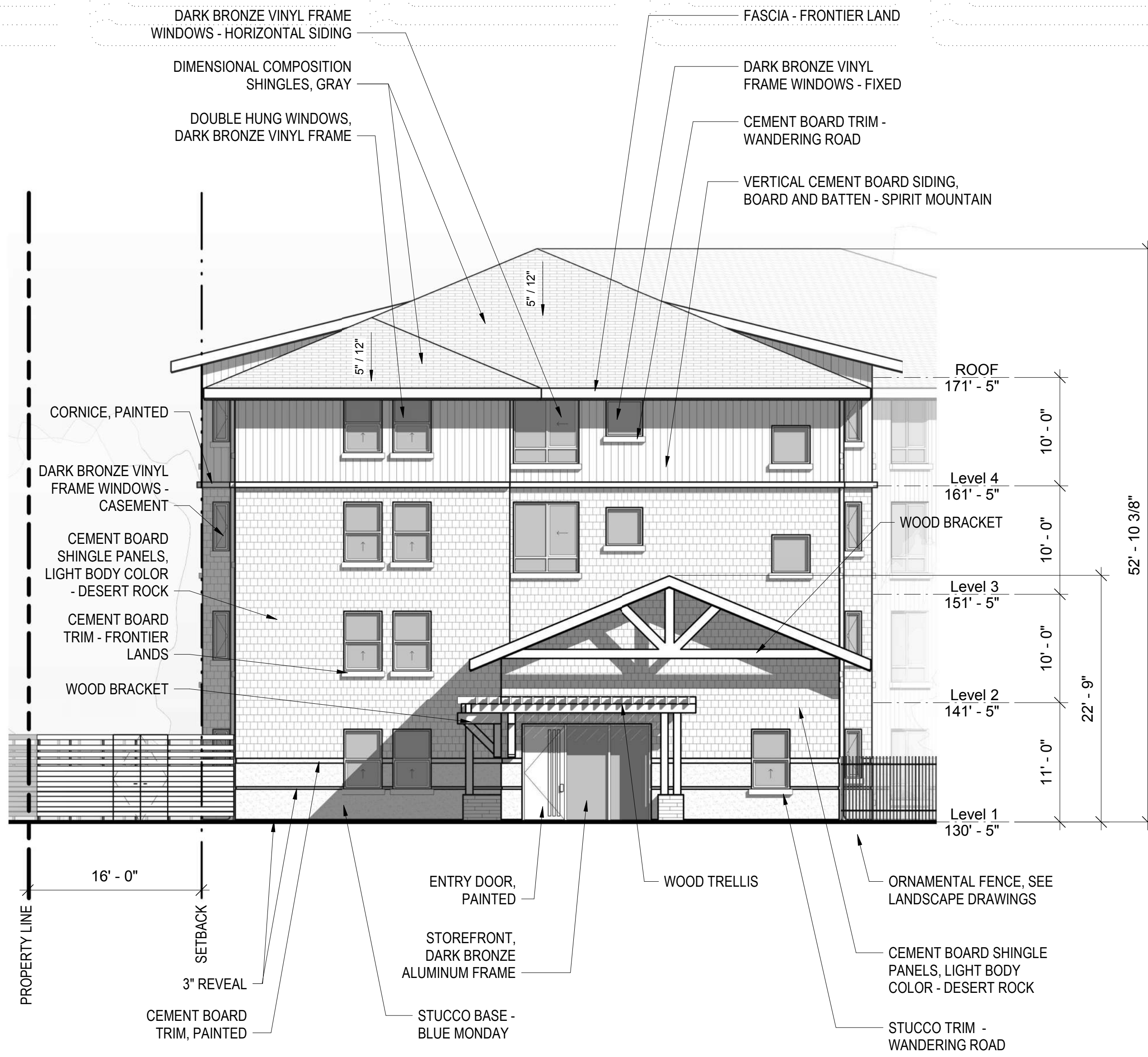
Level 3	
1 BR	9
2 BR	6
3 BR	4
STUDIO	2
21	

Level 4	
1 BR	4
2 BR	2
3 BR	5
STUDIO	2
13	
Grand Total	72

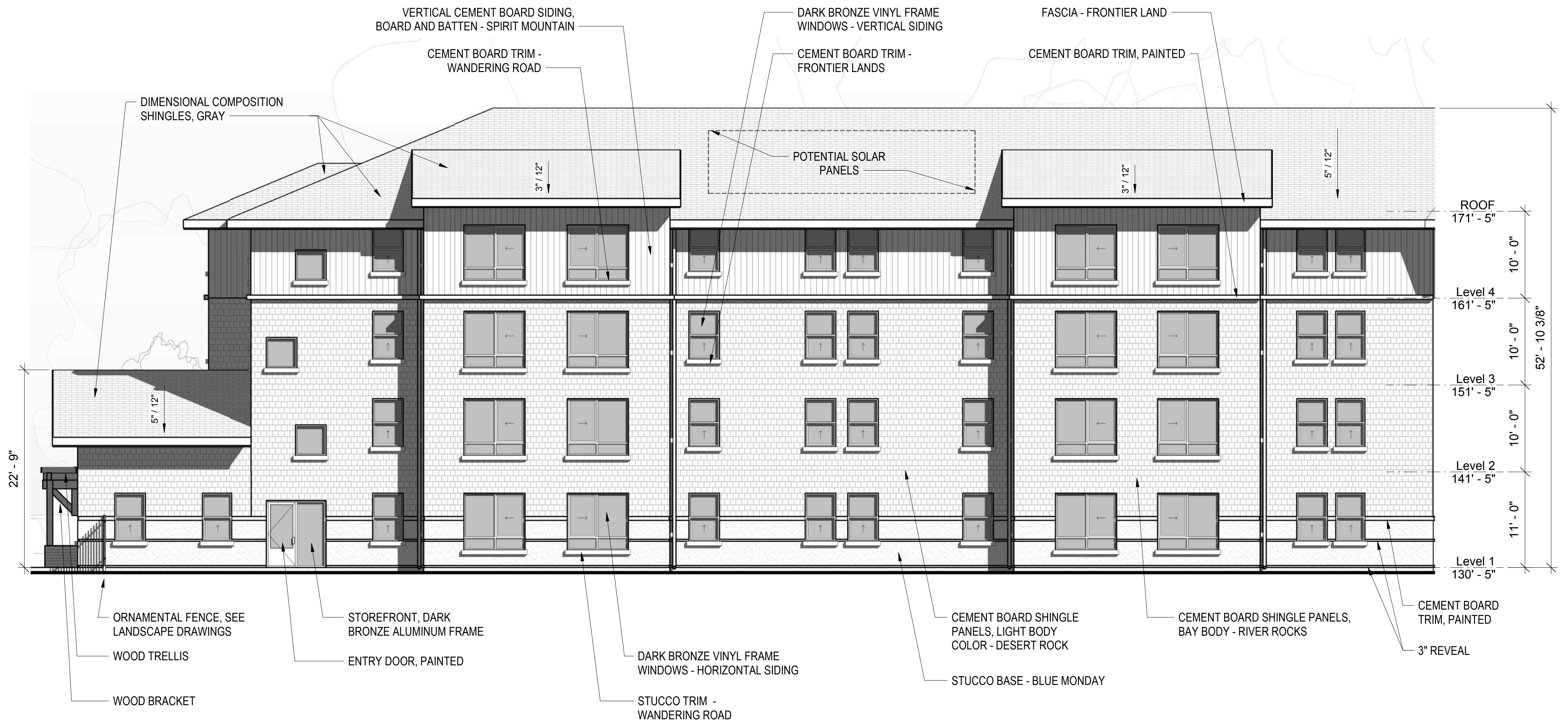
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Unit Type	Count	Percentage
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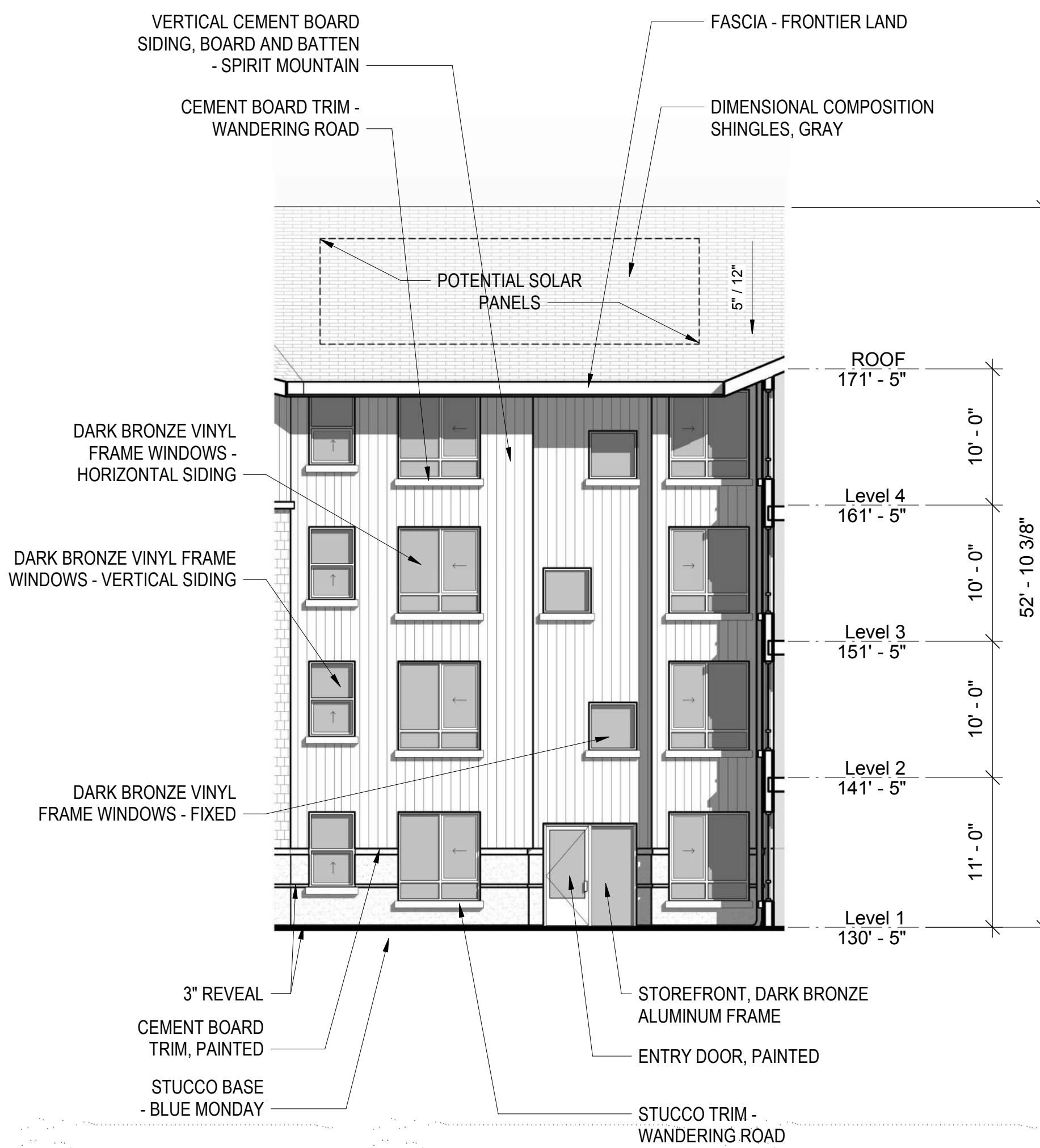




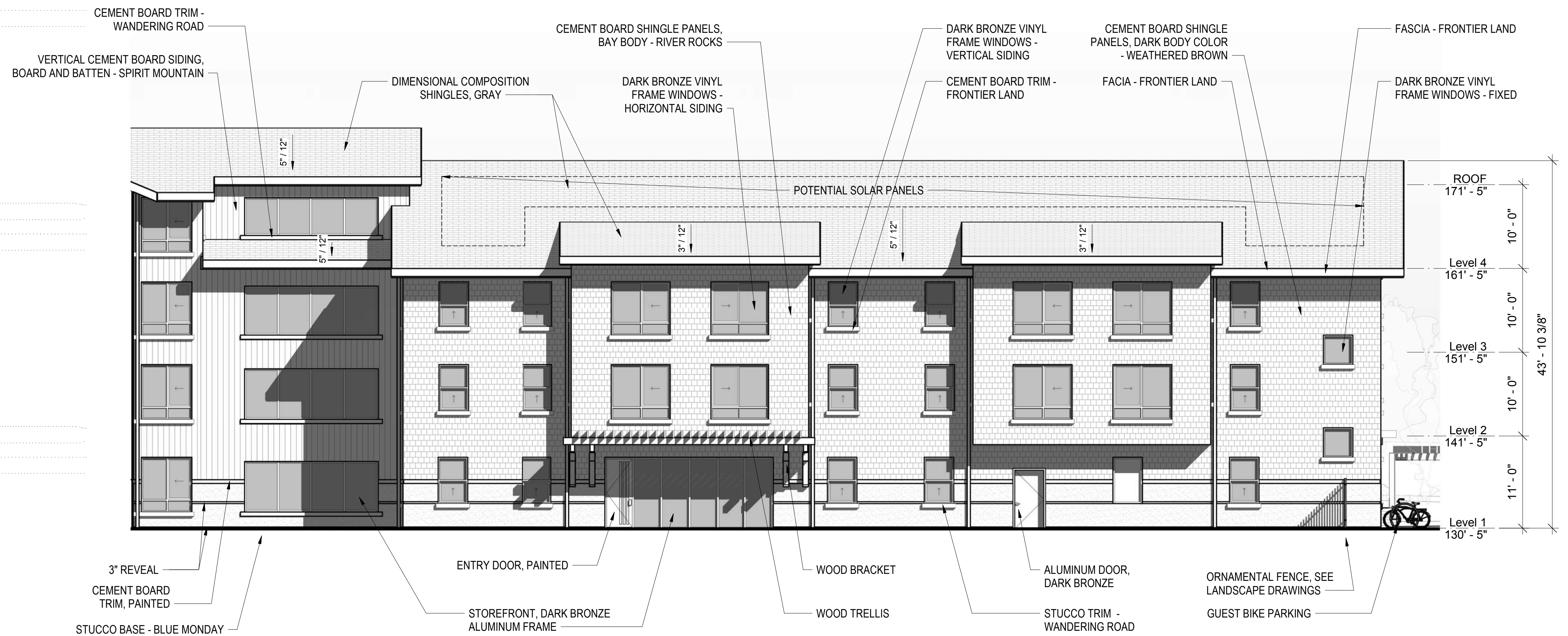
South West Elevation, Crescent St Lot 4
1/8" = 1'-0"



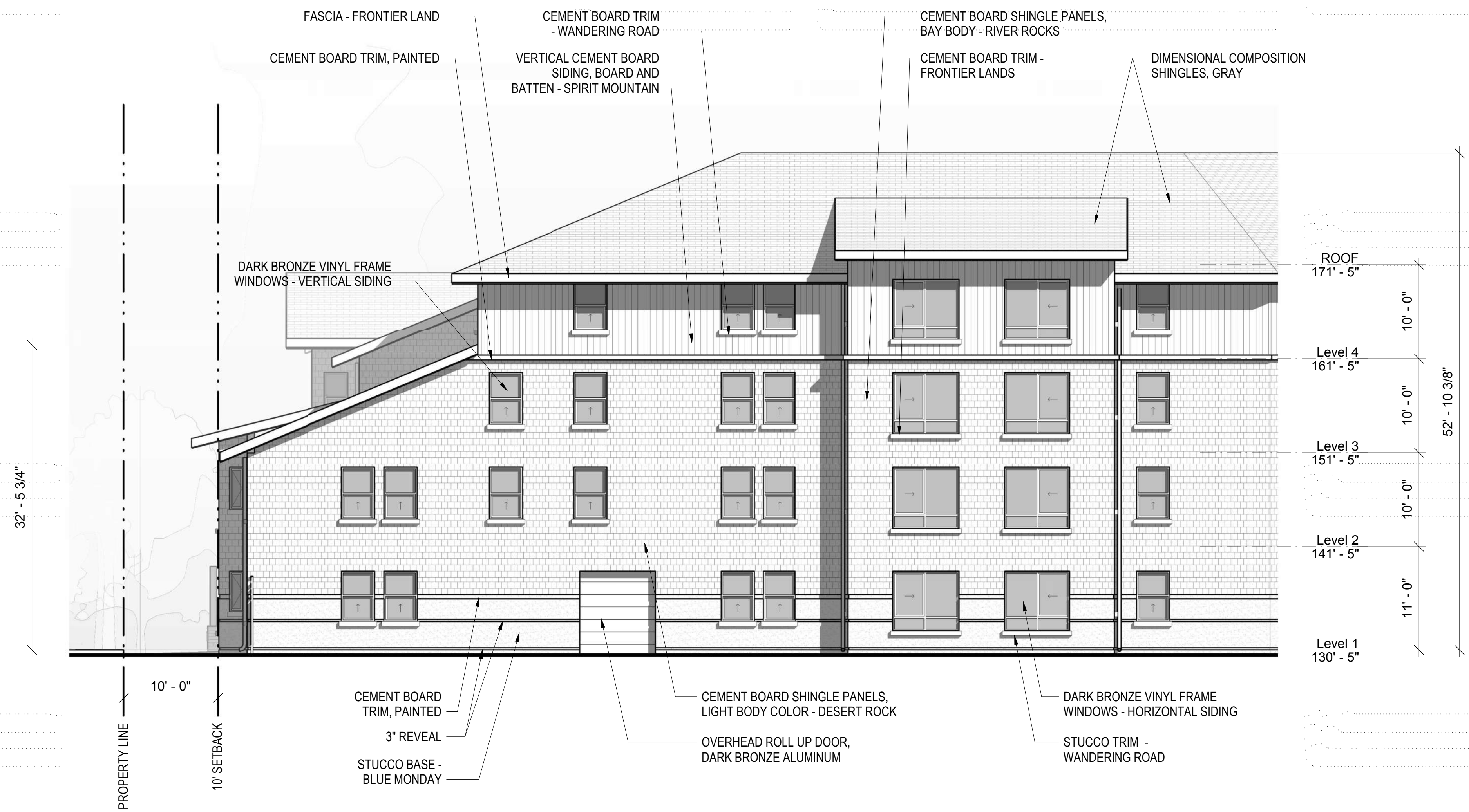
South East Elevation, Courtyard 3
1/8" = 1'-0"



South Elevation, Courtyard 2
1/8" = 1'-0"



West Elevation, Courtyard 1
1/8" = 1'-0"



North Elevation, Interior Lot Line 2
1/8" = 1'-0"



North West Elevation, Interior Lot Line 1
1/8" = 1'-0"