

2015 Grand Street Condominiums

Alameda , CA
DESIGN SUBMITTAL
SEPTEMBER 30, 2022



PROJECT DIRECTORY

CIVIL
CBG
2633 Camino Ramon, Suite 350
San Ramon, CA 94583
TEL. (925) 866-0322 x289
Contact: Justin DeKnoblough
JDeKnoblough@cbandg.com

ARCHITECTURE
KTTY Group, Inc.
1814 Franklin Street, Suite 400
Oakland, CA 94612
TEL. (510) 272-2910
Contact: David Burton
dburton@kttg.com

APPLICANT & DEVELOPER
TRUMARK
3001 Bishop Drive Suite 100
San Ramon, CA 94583
TEL. (925) 999-3970
Contact: Garrett Hinds
ghinds@trumarkco.com

LANDSCAPE
Van Dorn Abed Landscape Architects, Inc.
81 14th Street
San Francisco, CA 94103
TEL. (415) 864-1921
Contact: Shari Van Dorn
shari@valainc.com

SHEET INDEX:

COVER SHEET

CIVIL

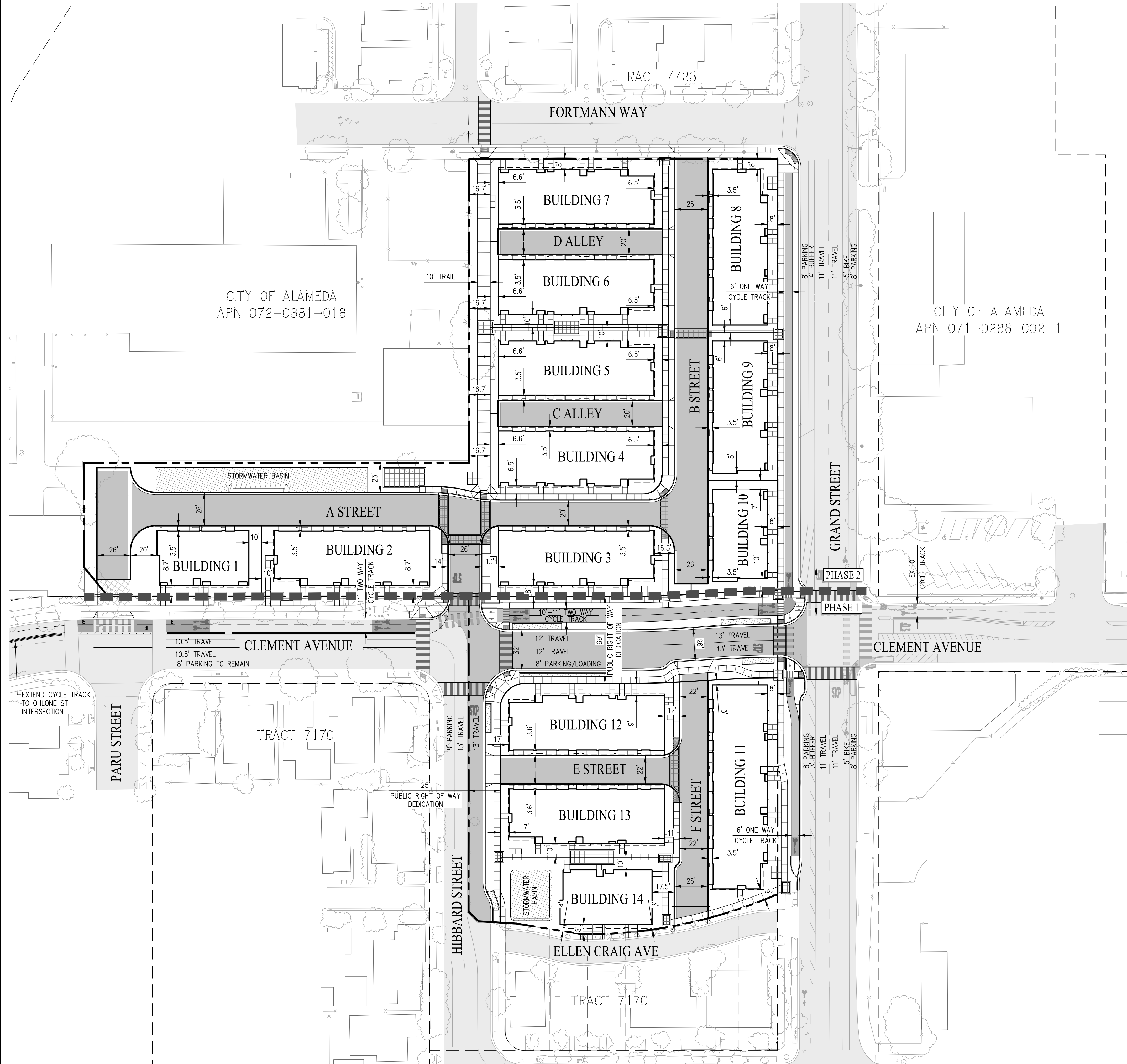
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- A2.0.0 4- PLEX BUILDING ELEVATIONS-A STYLE
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- A4.0.0 TYPICAL BUILDING SECTIONS
- A5.0.0 UNIT PLAN 1 & 2 FLOOR PLANS
- A5.0.1 UNIT PLAN 1 & 2 FLOOR PLANS
- A5.1.0 UNIT PLAN 3 & 4 FLOOR PLANS
- A5.1.1 UNIT PLAN 3 & 4 FLOOR PLANS
- A5.2.0 UNIT PLAN 5 FLOOR PLANS
- A5.3.0 ADU FLOOR PLAN
- A6.0.0 ARCHITECTURAL DETAILS- A STYLE
- A6.1.0 ARCHITECTURAL DETAILS- B STYLE
- A7.0.0 COLOR AND MATERIAL BOARD- A STYLE
- A7.1.0 COLOR AND MATERIAL BOARD- B STYLE

LANDSCAPE

- L1.0 CONCEPTUAL LANDSCAPE DESIGN
- L1.1 CONCEPTUAL LANDSCAPE DESIGN - ENLARGEMENT
- L2.0 CONCEPTUAL LANDSCAPE DESIGN IMAGERY
- L3.0 CONCEPTUAL PLANTING PLAN
- L3.1 CONCEPTUAL PLANT PALETTE AND WELO WORKSHEET
- L3.2 CONCEPTUAL PLANT IMAGERY
- L4.0 TREE DISPOSITION PLAN



GENERAL NOTES:

1. DEVELOPER:

TRUMARK HOMES, INC
3001 BISHOP DRIVE, SUITE 100
SAN RAMON, CA 94583
2. ENGINEER:

CARLSON, BARBEE & GIBSON, INC.
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CA 94583
ANGELO OBERTELLO, R.C.E. NO. 64345
PHONE: (925) 866-0322
3. APN:

072-0381-001, 072-0381-002
4. EXISTING ZONING:

NEIGHBORHOOD RESIDENTIAL
5. EXISTING GENERAL PLAN LAND USE:

MIXED USE & MEDIUM-DENSITY RESIDENTIAL
6. FEMA FLOOD ZONE:

ZONE X (SHADED): AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE.

ZONE X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

FLOOD INSURANCE RATE MAP NO. 06001C0069H DATED DECEMBER 21, 2018
7. NUMBER OF LOTS

14
8. NUMBER OF UNITS:

95 UNITS
9. NUMBER OF PARCELS:

5
10. GROSS SITE AREA:

4.14 AC
11. UTILITIES:

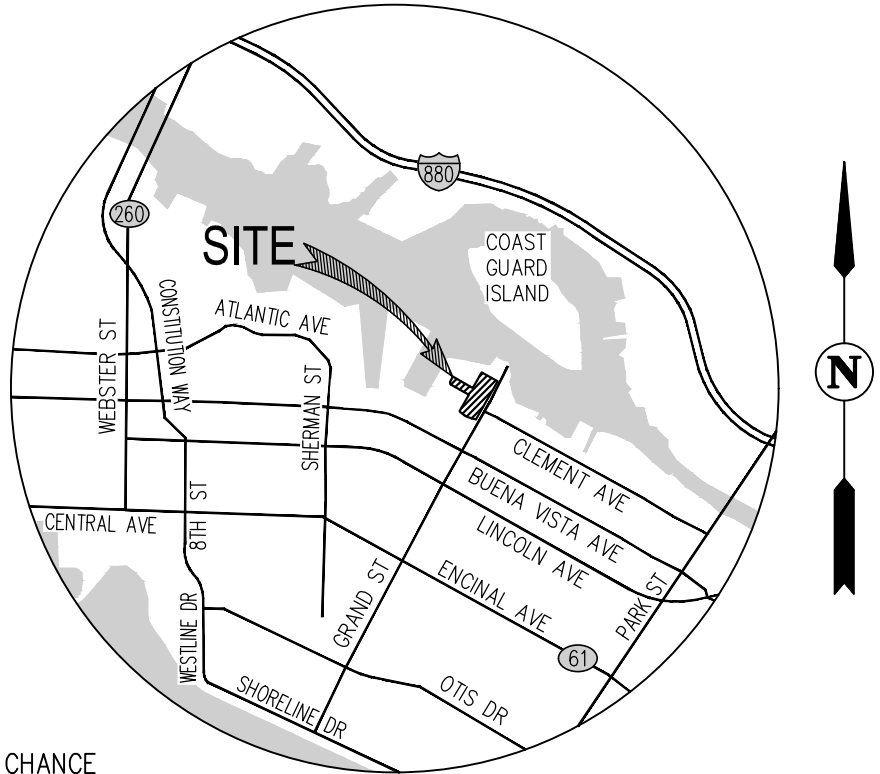
SANITARY SEWER: CITY OF ALAMEDA (COLLECTION) / EBMUD (TREATMENT AND TRANSMISSION)
STORM DRAIN: CITY OF ALAMEDA/PRIVATE ON-SITE
WATER: EAST BAY MUNICIPAL UTILITY DISTRICT (EBMUD)
ELECTRIC: ALAMEDA MUNICIPAL POWER (AMP)
GAS: PACIFIC GAS & ELECTRIC (PG&E)
TELEPHONE: AT&T
CABLE TV: COMCAST
11. FIRE PROTECTION DISTRICT:

CITY OF ALAMEDA FIRE DEPARTMENT
12. THERE ARE NO EXISTING RESIDENTIAL UNITS ON-SITE.
13. PURSUANT TO CHAPTER 3, ARTICLE 4, SECTION 66456.1 OF THE SUBDIVISION MAP ACT, THE DEVELOPER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS.
14. THIS SUBDIVISION IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1350 ET. SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND FILED PURSUANT TO THE SUBDIVISION MAP ACT.
15. BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS DETERMINED BY FOUND MONUMENTS IN GRAND AVENUE. THE BEARING BEING N29°20'15"E PER PARCEL MAP 2938 (138 PM 76)
16. BENCHMARK:

USC&GS DISK "MAIN-ATL" LOCATED AT SIMPLEX THE INTERSECTION OF MAIN STREET AND ATLANTIC AVENUE. ELEV: 3.25' (CITY OF ALAMEDA DATUM) (9.35' NAVD 88)
17. DATUM:

ELEVATIONS DEPICTED ARE BASED UPON NAVD 88 DATUM. (NAVD 88 = CITY OF ALAMEDA + 6.1')



VICINITY MAP
NOT TO SCALE

ABBREVIATIONS

AC	ACRE
AD	AREA DRAIN
BLDG	BUILDING
EBMUD	EAST BAY MUNICIPAL UTILITY DISTRICT
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
EX	EXISTING
FC	FLUSH CURB
FF	FINISHED FLOOR
GB	GRADE BREAK
HP	HIGH POINT
INV	INVERT
LF	LOW POINT
LS	LANDSCAPE
PAE	PUBLIC ACCESS EASEMENT
PUE	PUBLIC UTILITY EASEMENT
R/W	RIGHT OF WAY
SDE	STORM DRAIN EASEMENT
SSCO	SANITARY SEWER CLEAN OUT
SSE	SANITARY SEWER EASEMENT
S/W	SIDEWALK
TC	TOP OF CURB
TG	TOP OF GRATE
TSM	TOP OF SOIL MIX
TRC	TOP OF ROLLED CURB
TVC	TOP OF VERTICAL CURB

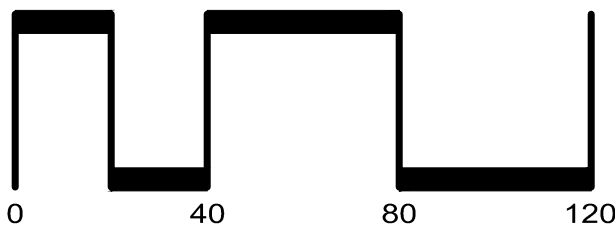
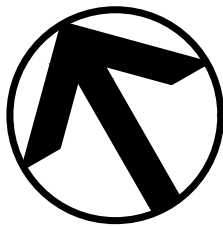
SHEET INDEX	
SHEET NO.	SHEET TITLE
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11	WASTE COLLECTION ACCESS PLAN
12	ACCESSIBILITY PLAN

LEGEND

- PROJECT BOUNDARY
- ADJACENT PARCEL BOUNDARY
- PROPOSED LOT LINE
- PROPOSED PAVEMENT
- PROPOSED SIDEWALK
- PROPOSED EVA PER LANDSCAPE PLANS
- EXISTING PAVEMENT TO REMAIN

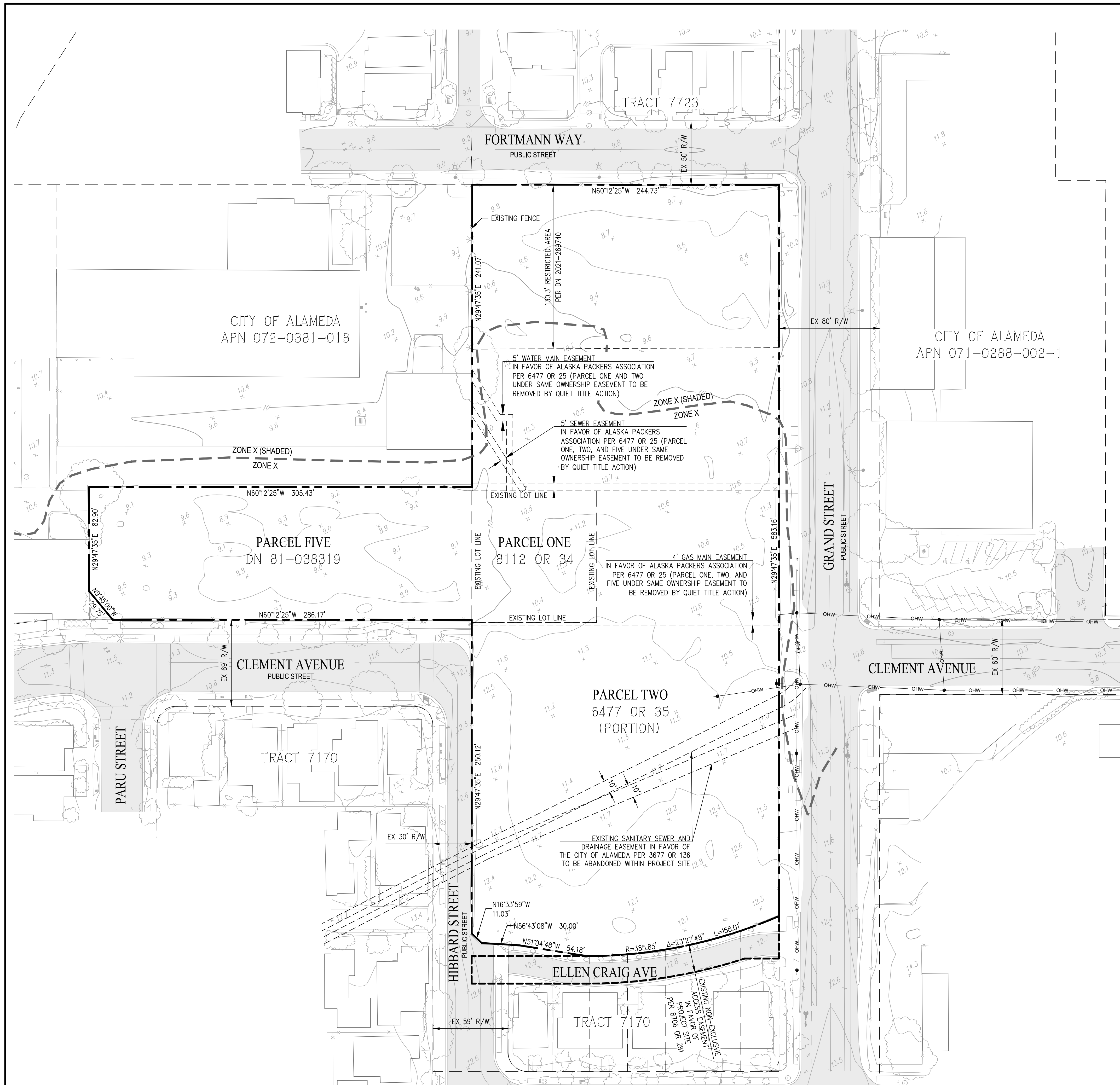
VESTING TENTATIVE MAP (TRACT 8654)
FOR CONDOMINIUM PURPOSES
SITE PLAN
2015 GRAND STREET

CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA
SCALE: 1"=40' DATE: SEPTEMBER 30, 2022



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ROSEVILLE (916) 788-4456
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SHEET NO.
1
OF 12 SHEETS



LEGEND

- PROJECT BOUNDARY
- EXISTING APPURTENANT EASEMENT TO PROJECT SITE
- EXISTING ADJACENT LOT LINE
- FEMA FLOOD ZONE
- EXISTING PAVEMENT TO REMAIN

NOTES:

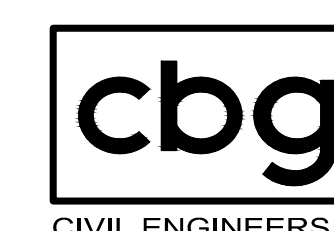
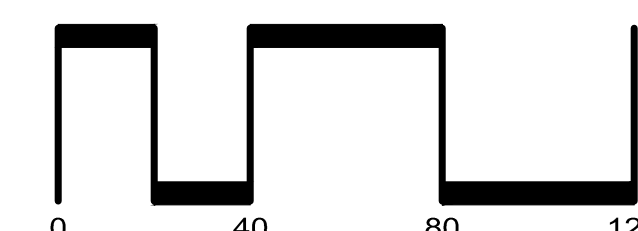
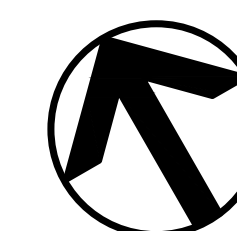
FEMA FLOOD ZONE:
ZONE X (SHADED): AREAS OF 0.2% ANNUAL CHANCE FLOOD;
AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS
OF LESS THAN 1 FOOT OR DRAINAGE AREAS LESS THAN 1
SQUARE MILE

ZONE X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL
CHANCE FLOODPLAIN.

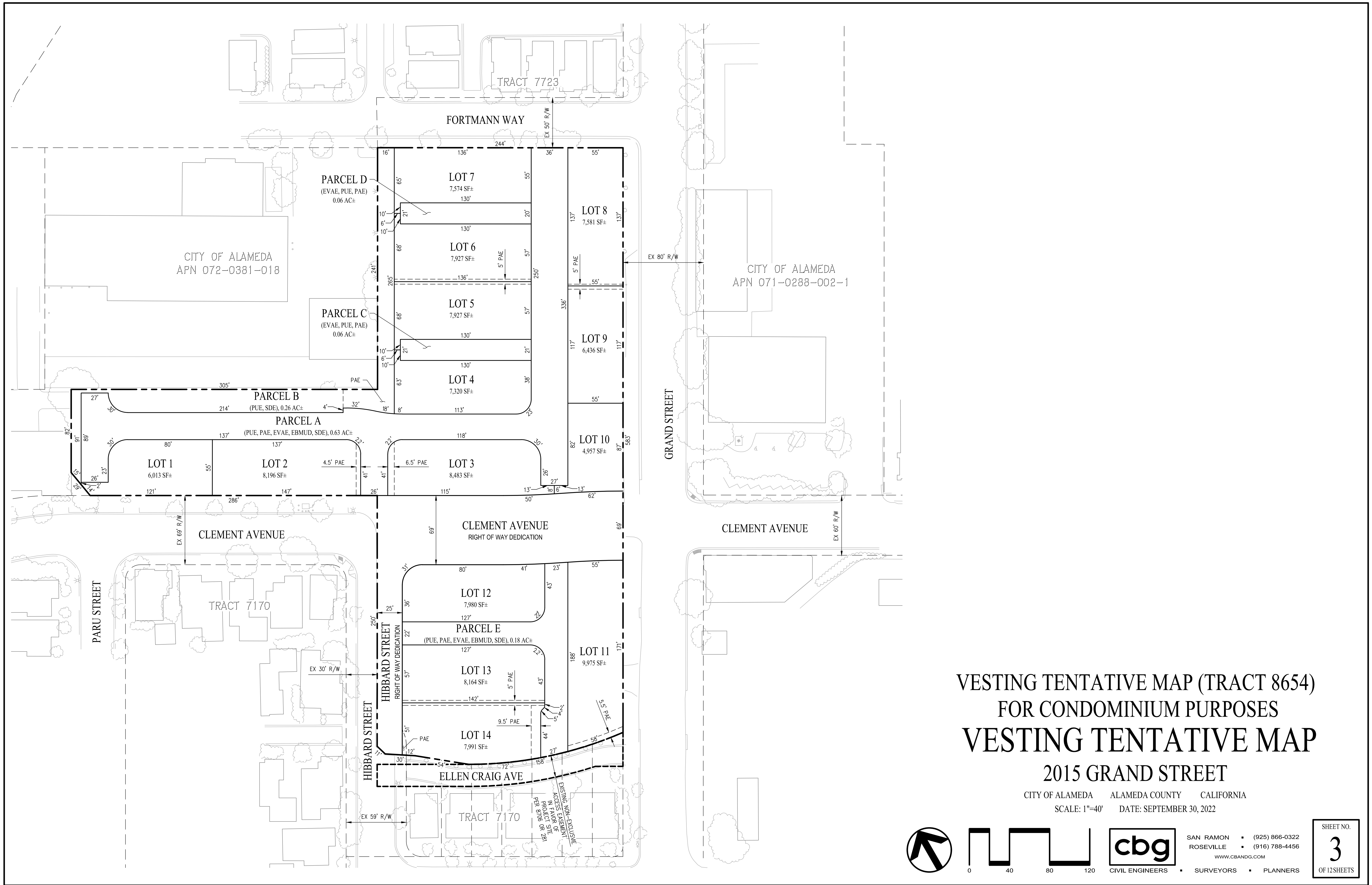
FLOOD INSURANCE RATE MAP NO. 06001C0069H DATED
DECEMBER 21, 2018

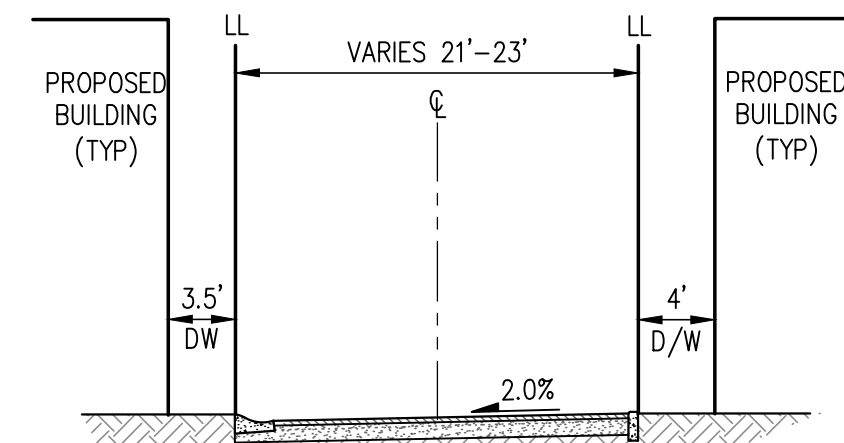
VESTING TENTATIVE MAP (TRACT 8654) FOR CONDOMINIUM PURPOSES EXISTING CONDITIONS 2015 GRAND STREET

CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA
SCALE: 1"=40' DATE: SEPTEMBER 30, 2022

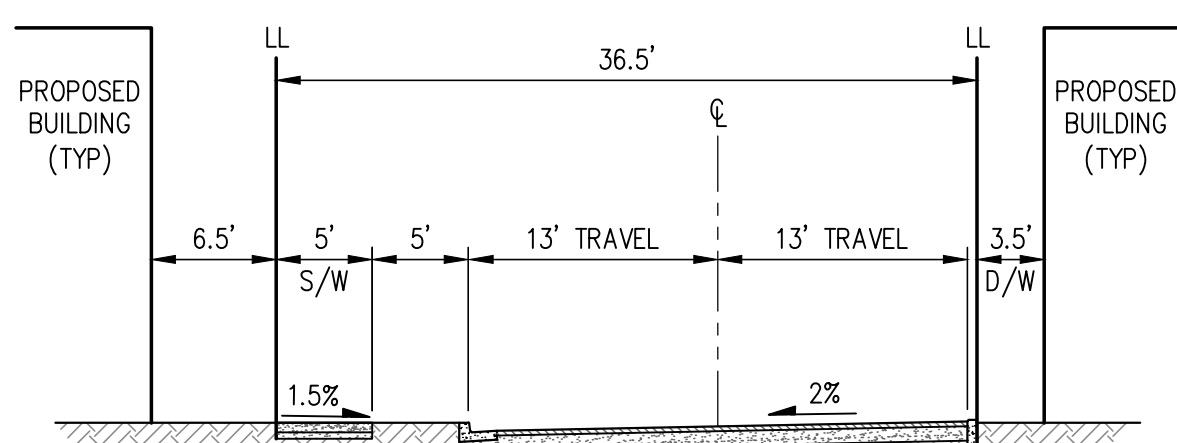


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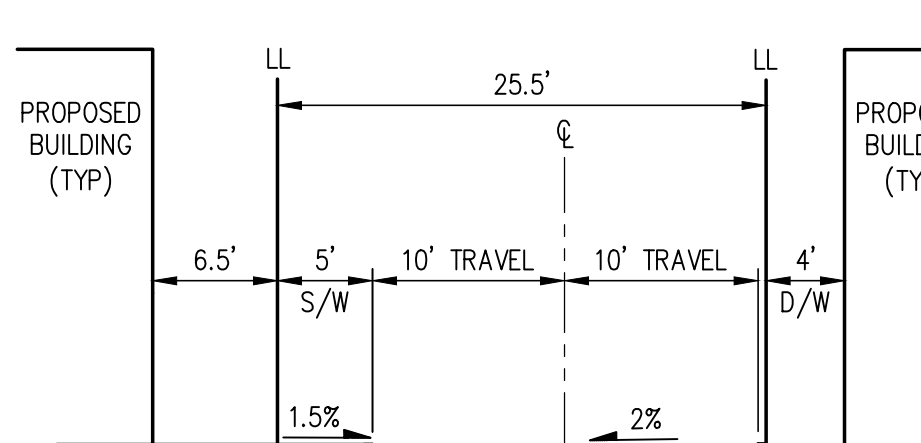




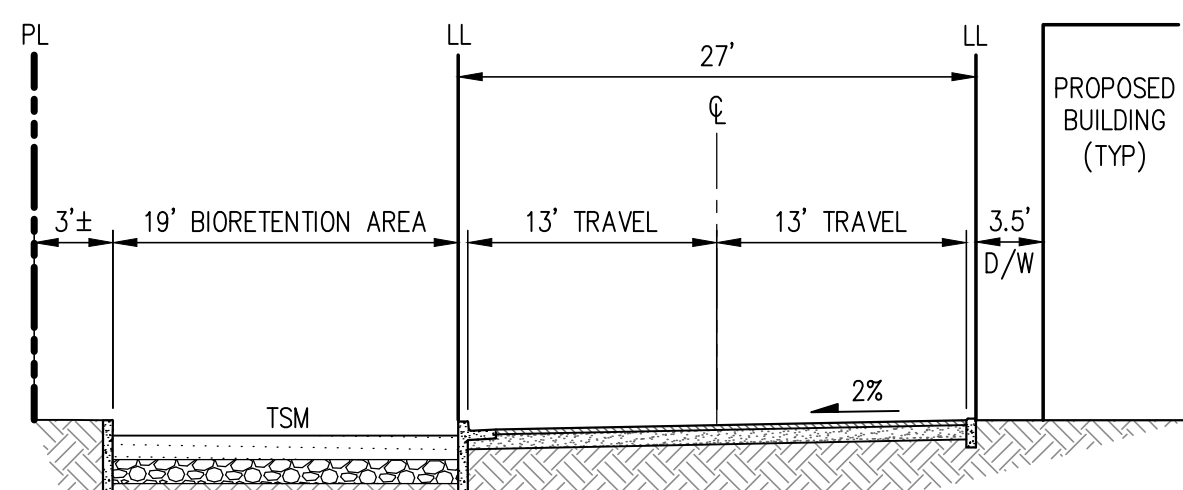
A TYPICAL ALLEY
NOT TO SCALE



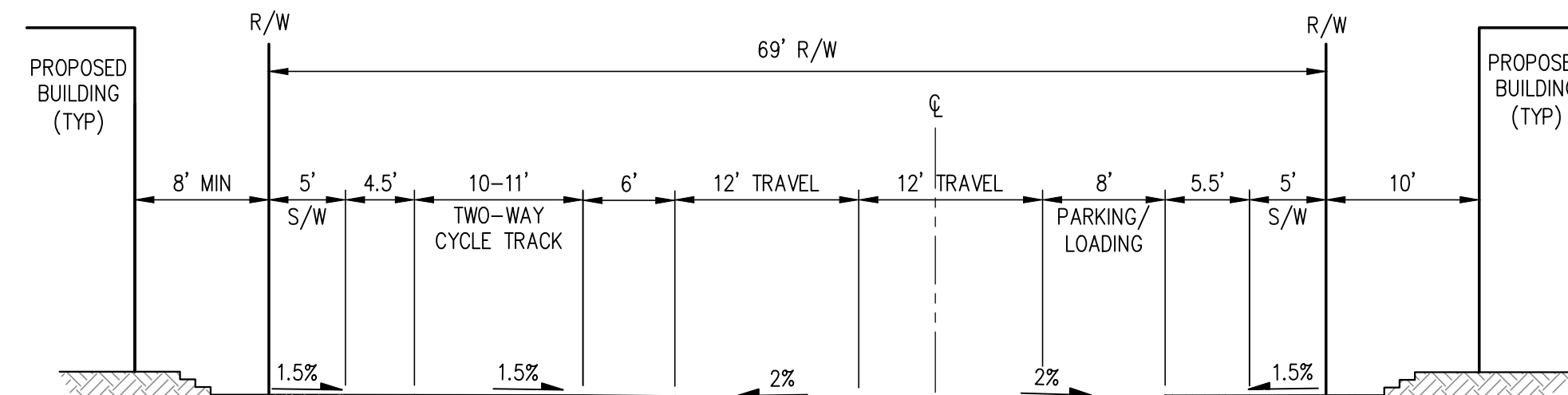
B B STREET
NOT TO SCALE



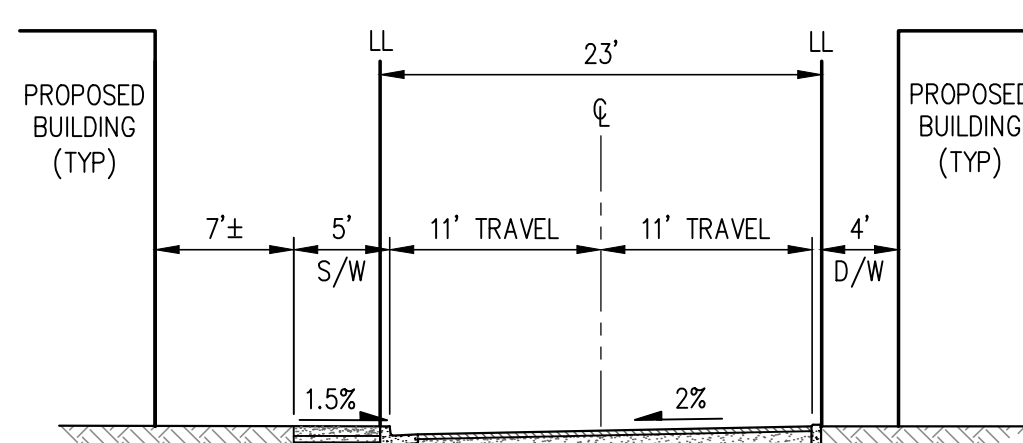
C A STREET (EAST)
NOT TO SCALE



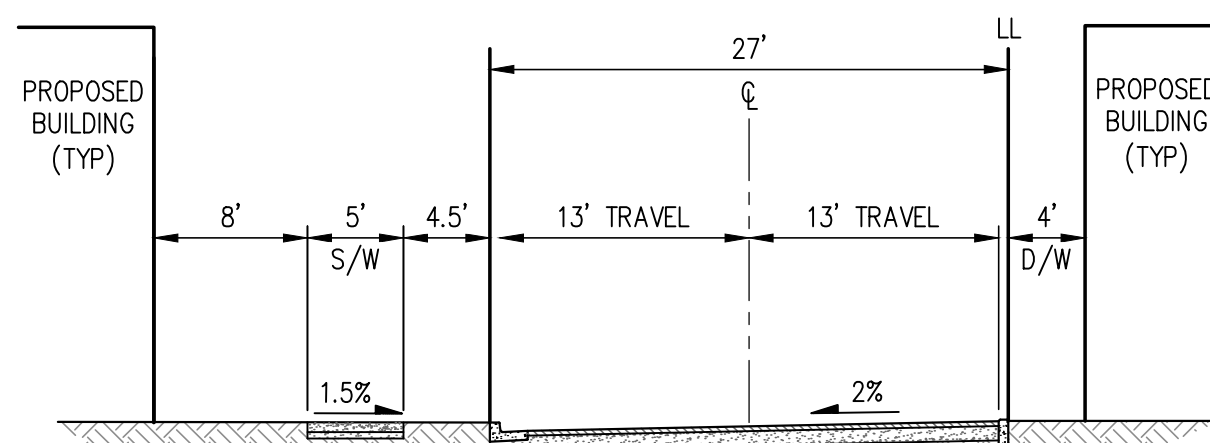
D A STREET (WEST)
NOT TO SCALE



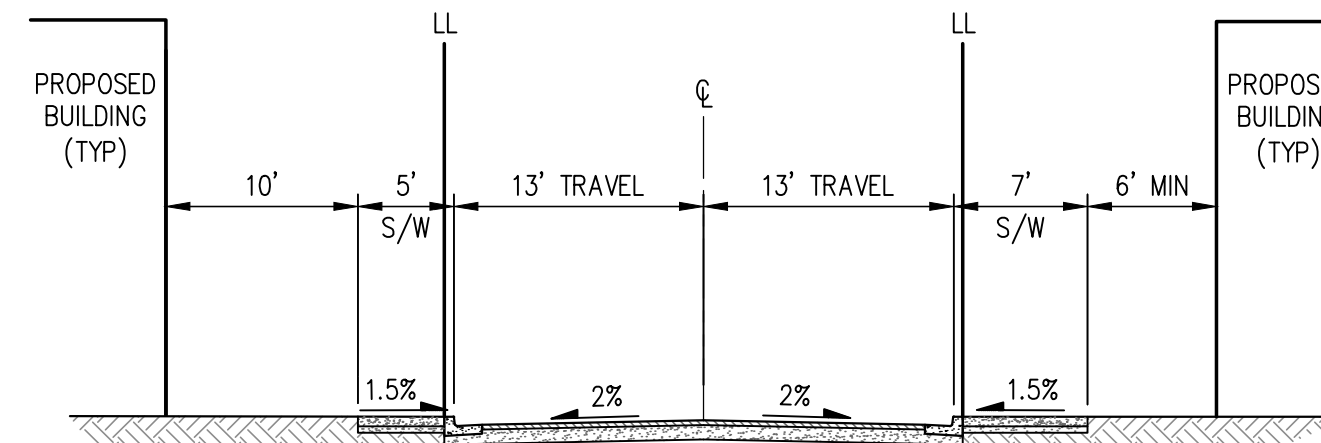
E CLEMENT AVENUE
(PUBLIC R/W)
NOT TO SCALE



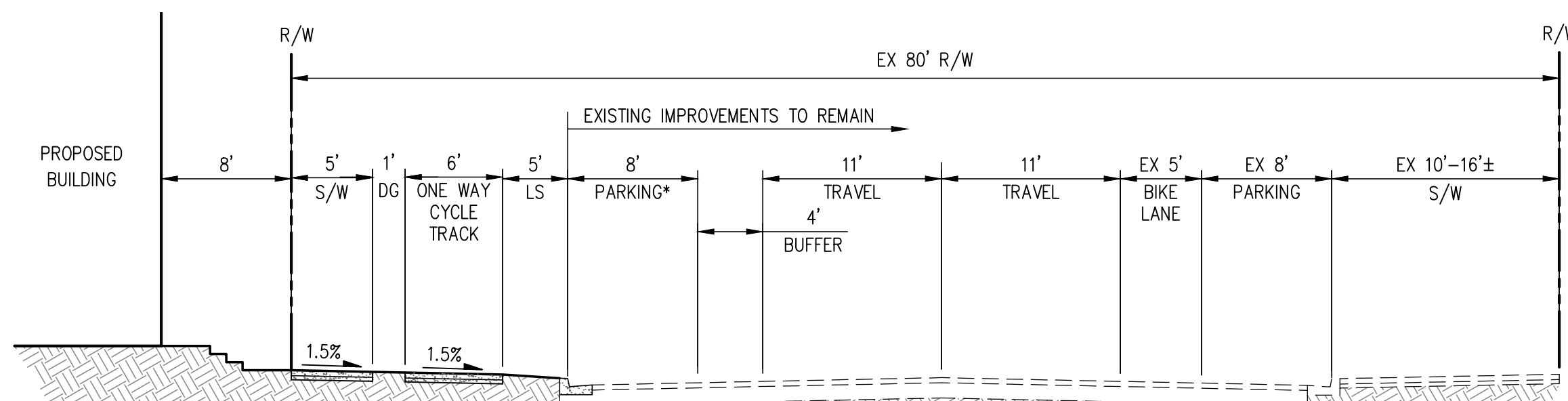
F F STREET (NORTH)
NOT TO SCALE



G F STREET (SOUTH)
NOT TO SCALE

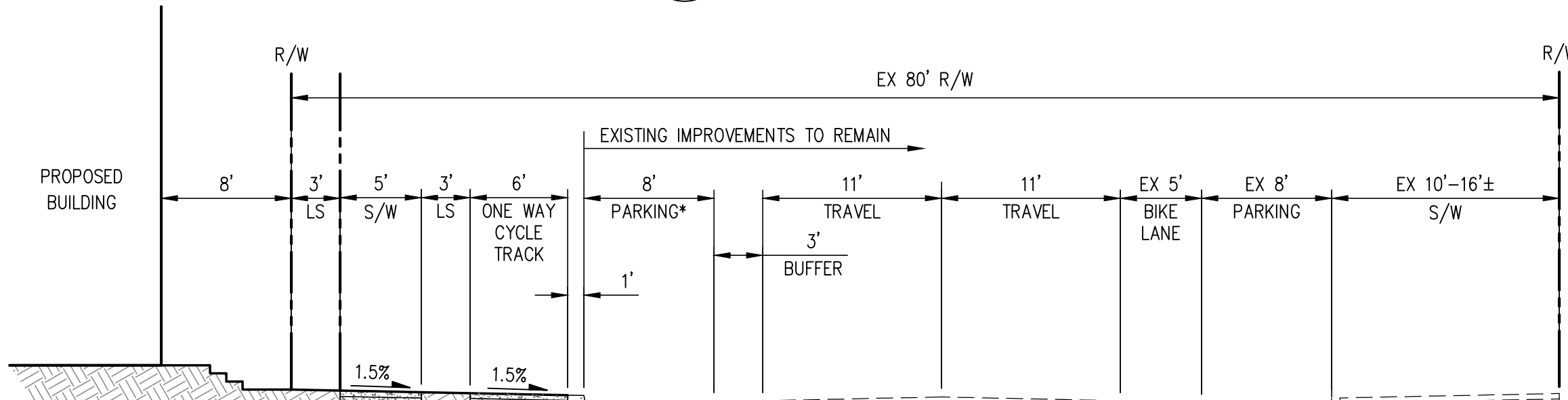


H HIBBARD STREET EXTENSION
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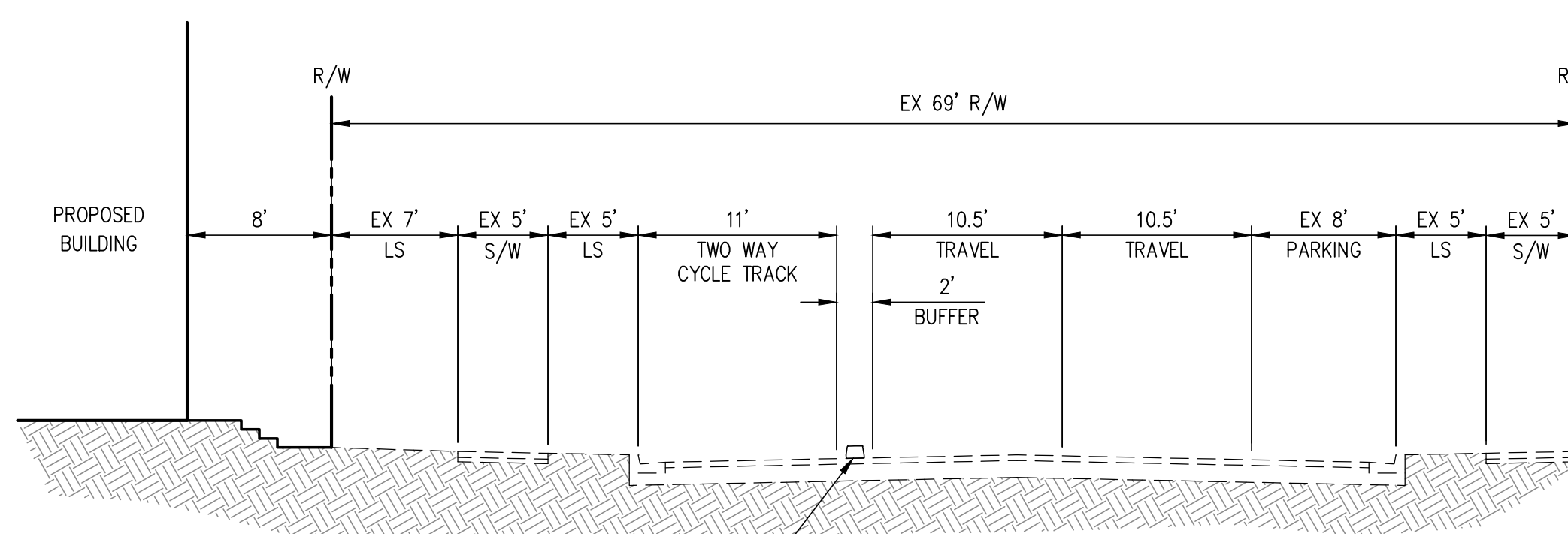
J GRAND STREET (NORTH)
NOT TO SCALE

*NOTE: NO PARKING AT BUILDING 9 & 10 FOR FIRE ACCESS

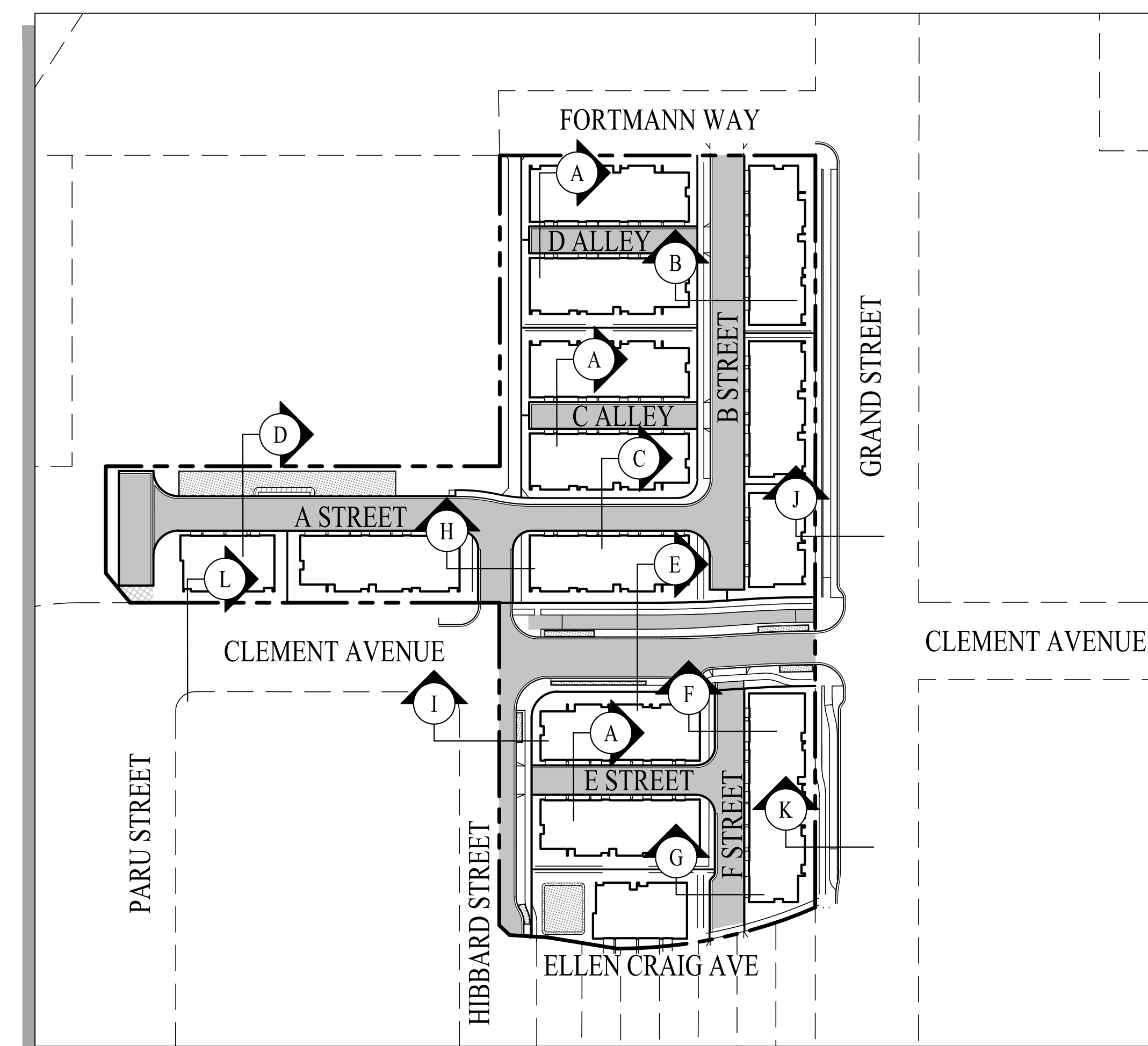


K GRAND STREET (SOUTH)
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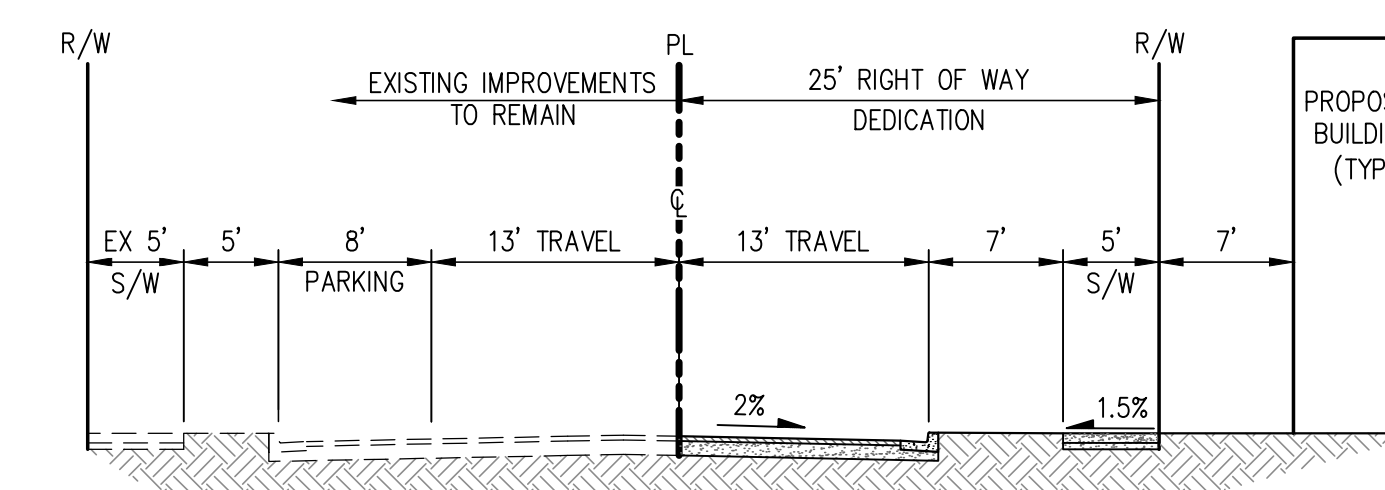
NOTE: RAISED ONE-WAY CYCLE TRACK ALONG GRAND STREET MAY BE CONVERTED TO AN ON PAVEMENT BUFFER PROTECTED BIKE LANE IF A CONFLICT WITH THE PROPOSED CURB & GUTTER AND EXISTING EBMUD WATERLINE IS IDENTIFIED.



L CLEMENT AVENUE (WEST)
NOT TO SCALE



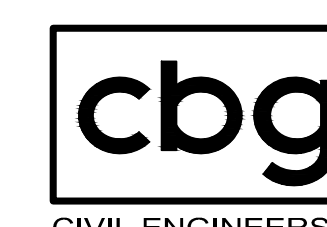
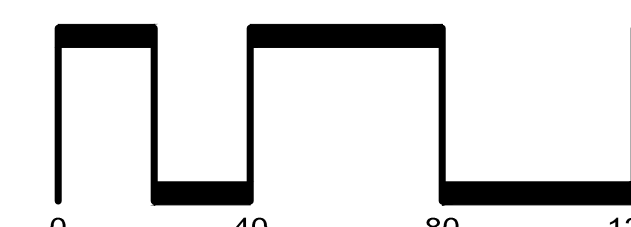
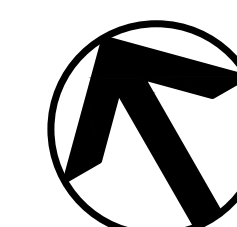
STREET KEY MAP
NOT TO SCALE



I HIBBARD STREET
(PUBLIC R/W)
NOT TO SCALE

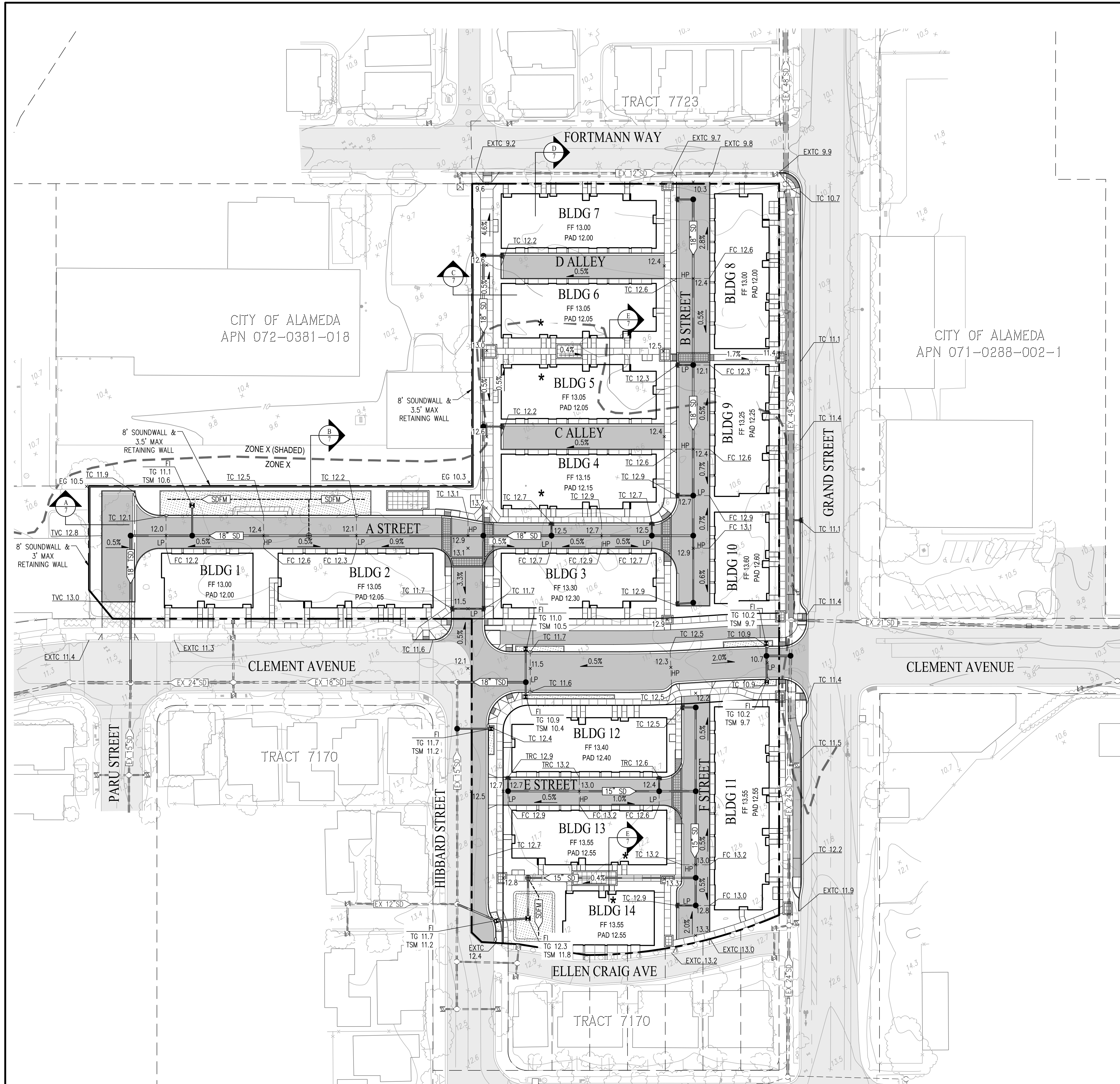
VESTING TENTATIVE MAP (TRACT 8654) FOR CONDOMINIUM PURPOSES STREET SECTIONS 2015 GRAND STREET

CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA
SCALE: 1"=40' DATE: SEPTEMBER 30, 2022



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OF 12 SHEETS

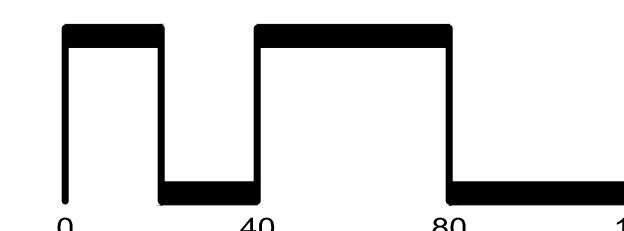
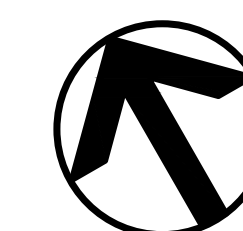


LEGEND

- PROJECT BOUNDARY
- ADJACENT PARCEL BOUNDARY
- PROPOSED GRADE BREAK
- FEMA 100 YEAR FLOOD ZONE X
- PROPOSED RETAINING WALL
- PROPOSED STORM DRAIN (PRIVATE)
- PROPOSED TREATED STORM DRAIN (PRIVATE)
- STORM DRAIN FORCE MAIN (PRIVATE)
- EXISTING STORM DRAIN
- STORM DRAIN LOW FLOW PUMP
- FIELD INLET
- CATCH BASIN
- ACCESSIBLE UNIT / ENTRY
- PROPOSED PAVEMENT
- PROPOSED SIDEWALK
- PROPOSED BIORETENTION BASIN
- EXISTING PAVEMENT TO REMAIN

VESTING TENTATIVE MAP (TRACT 8654)
FOR CONDOMINIUM PURPOSES
PRELIMINARY GRADING &
DRAINAGE PLAN
2015 GRAND STREET

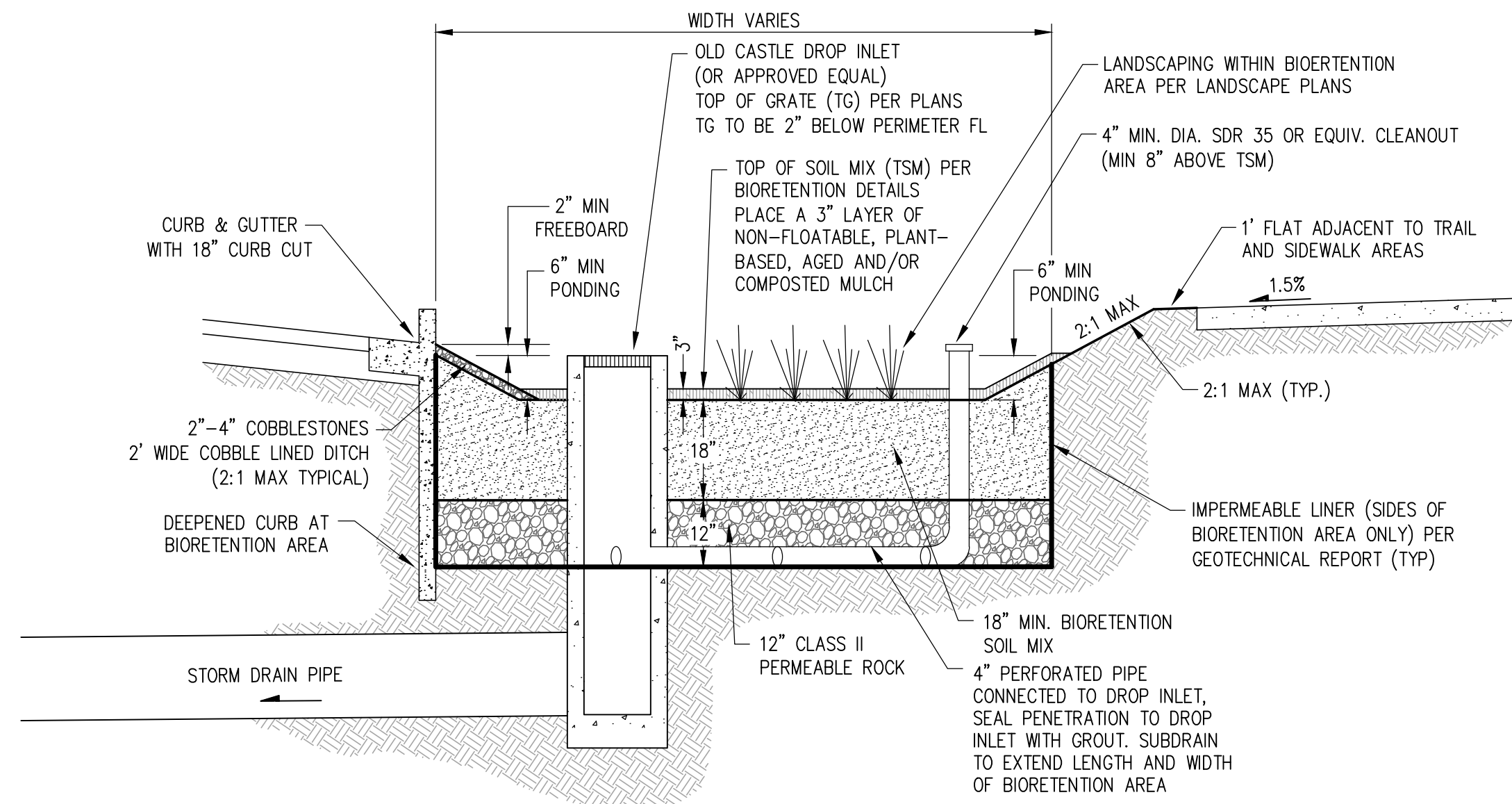
CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA
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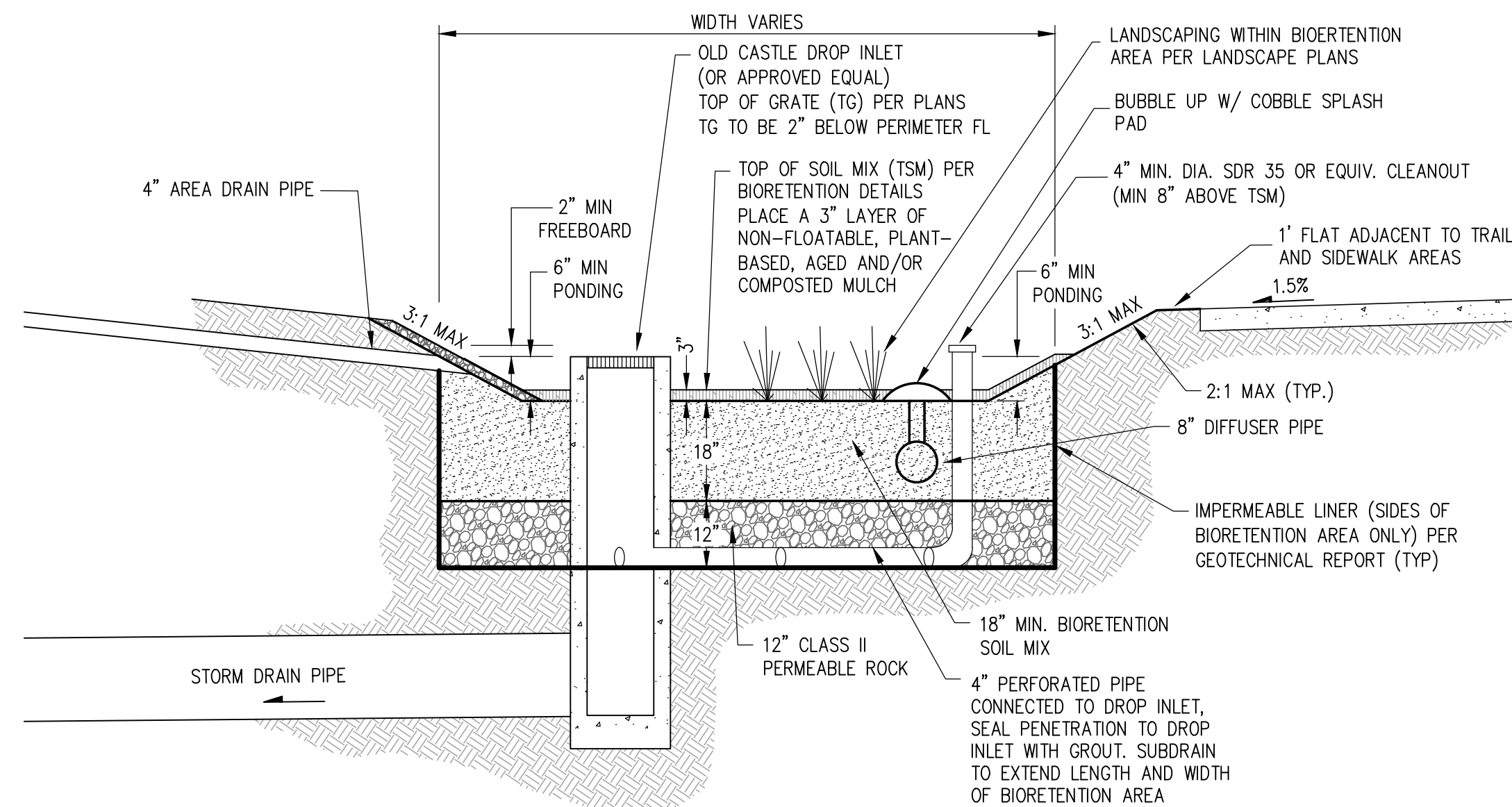
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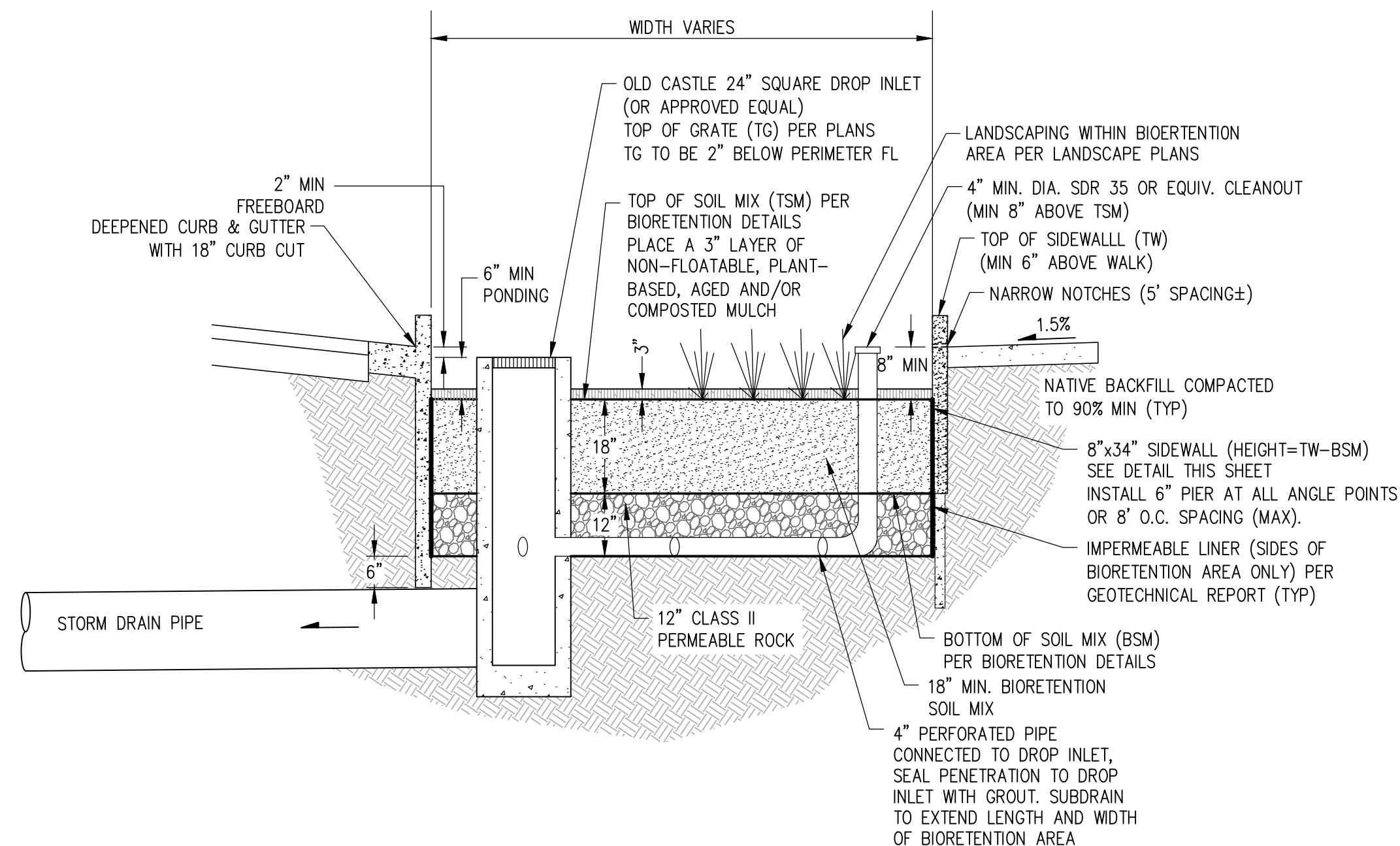
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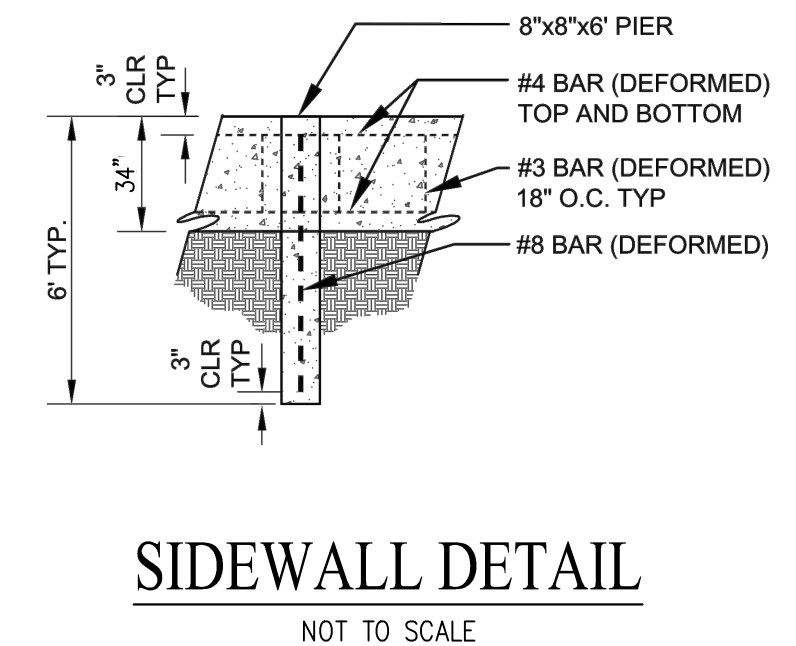
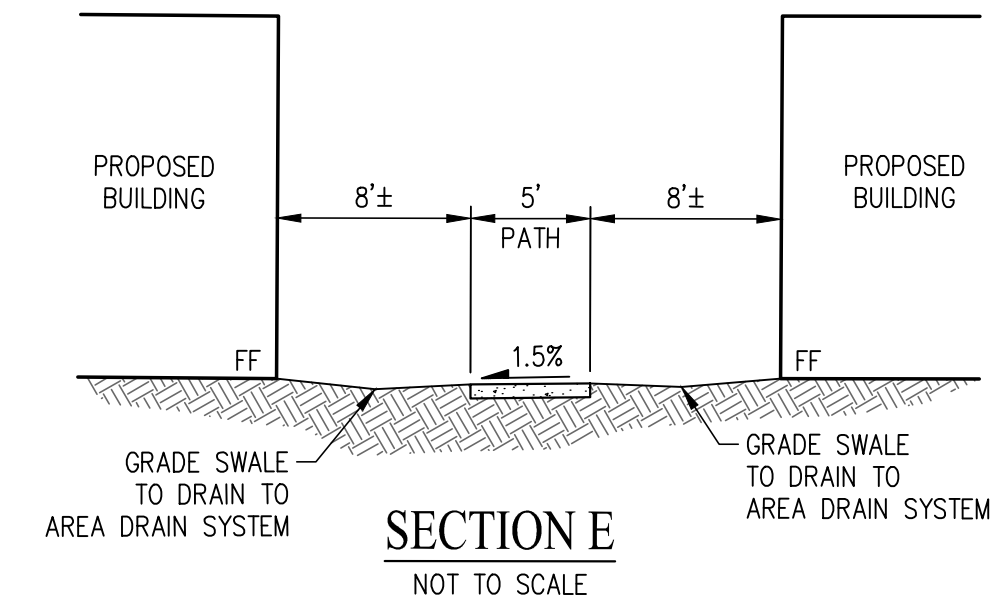
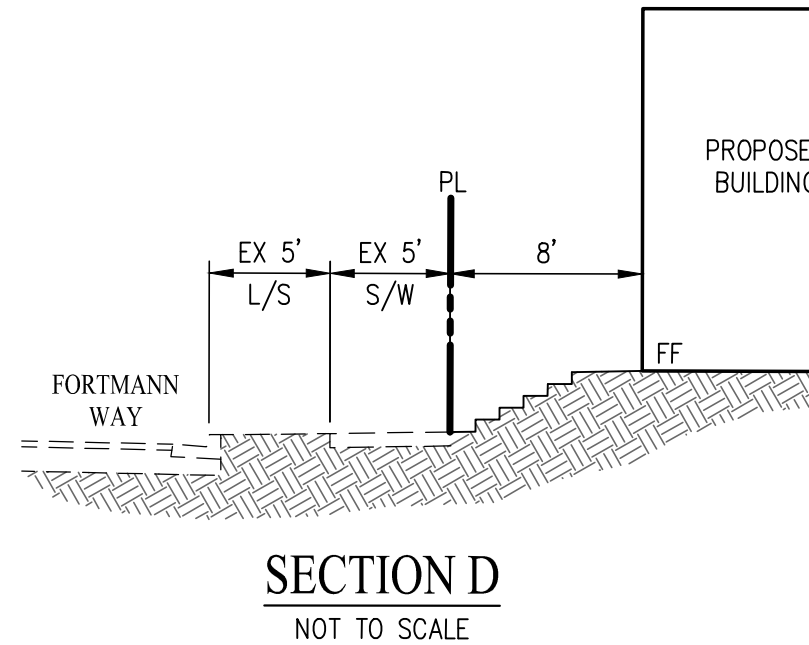
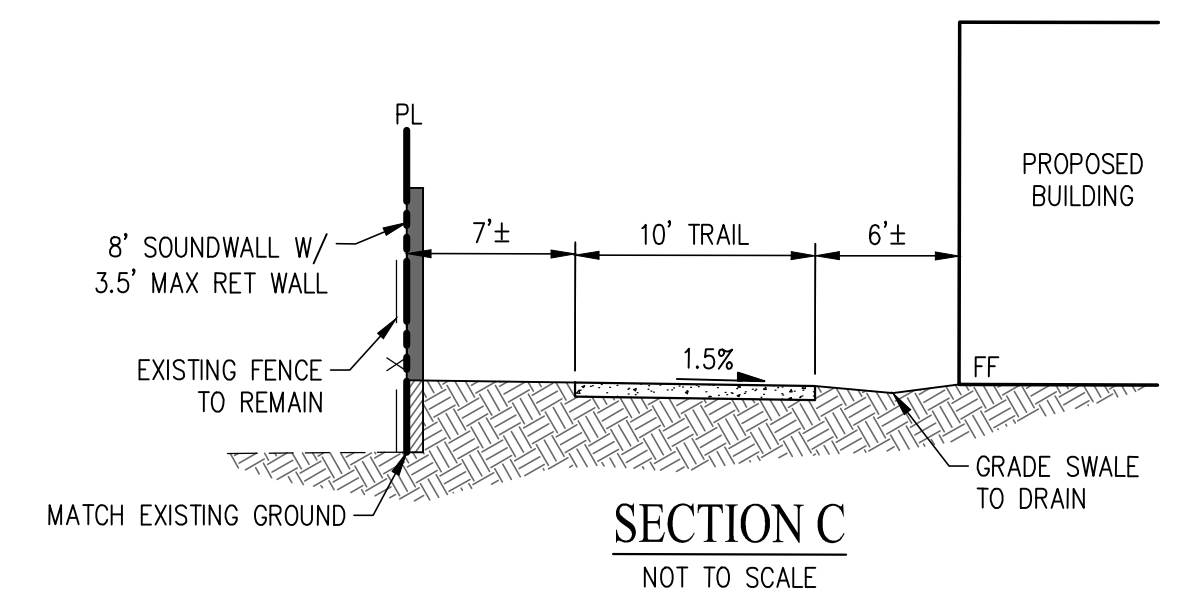
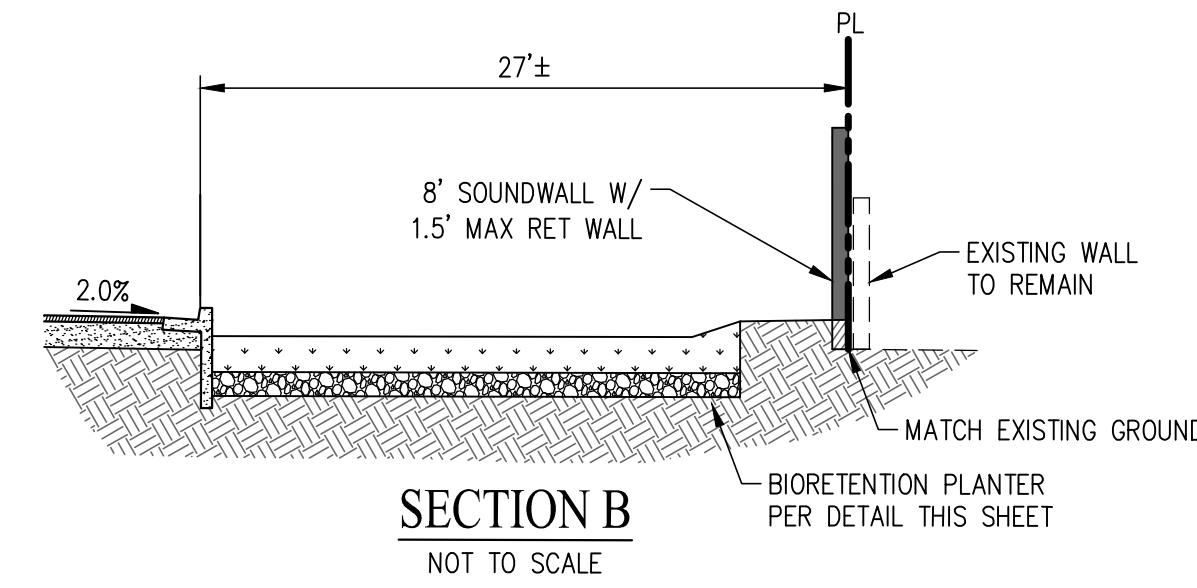
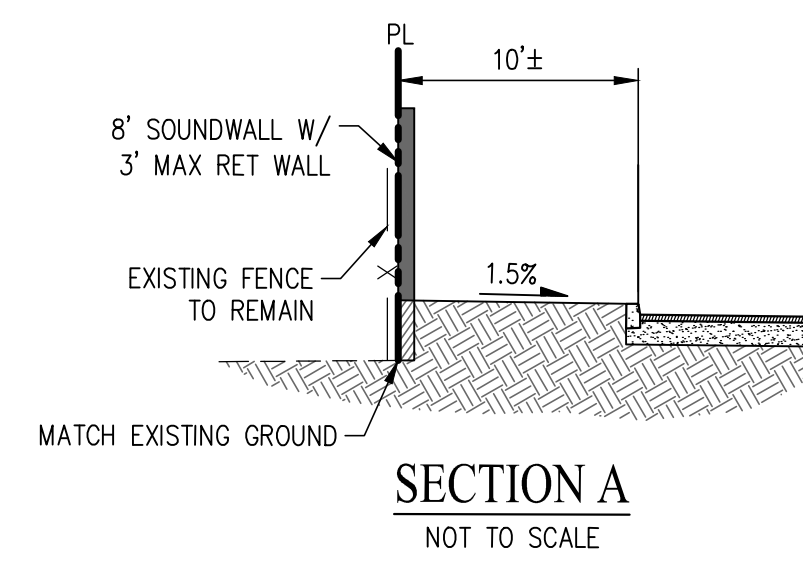
**BIORETENTION AREA
ADJACENT TO STREET**
NOT TO SCALE



**BIORETENTION AREA
IN LANDSCAPE AREAS**
NOT TO SCALE



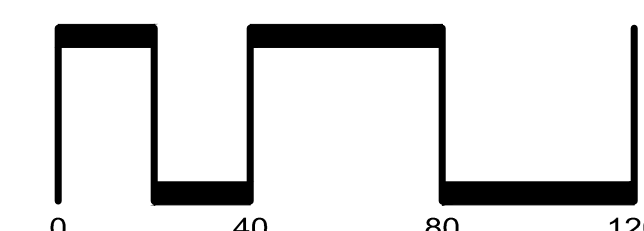
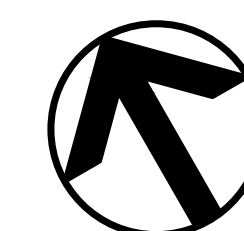
**BIORETENTION AREA BETWEEN DEEPENED
CURB & GUTTER & SIDEWALK**
NOT TO SCALE



SIDEWALL DETAIL
NOT TO SCALE

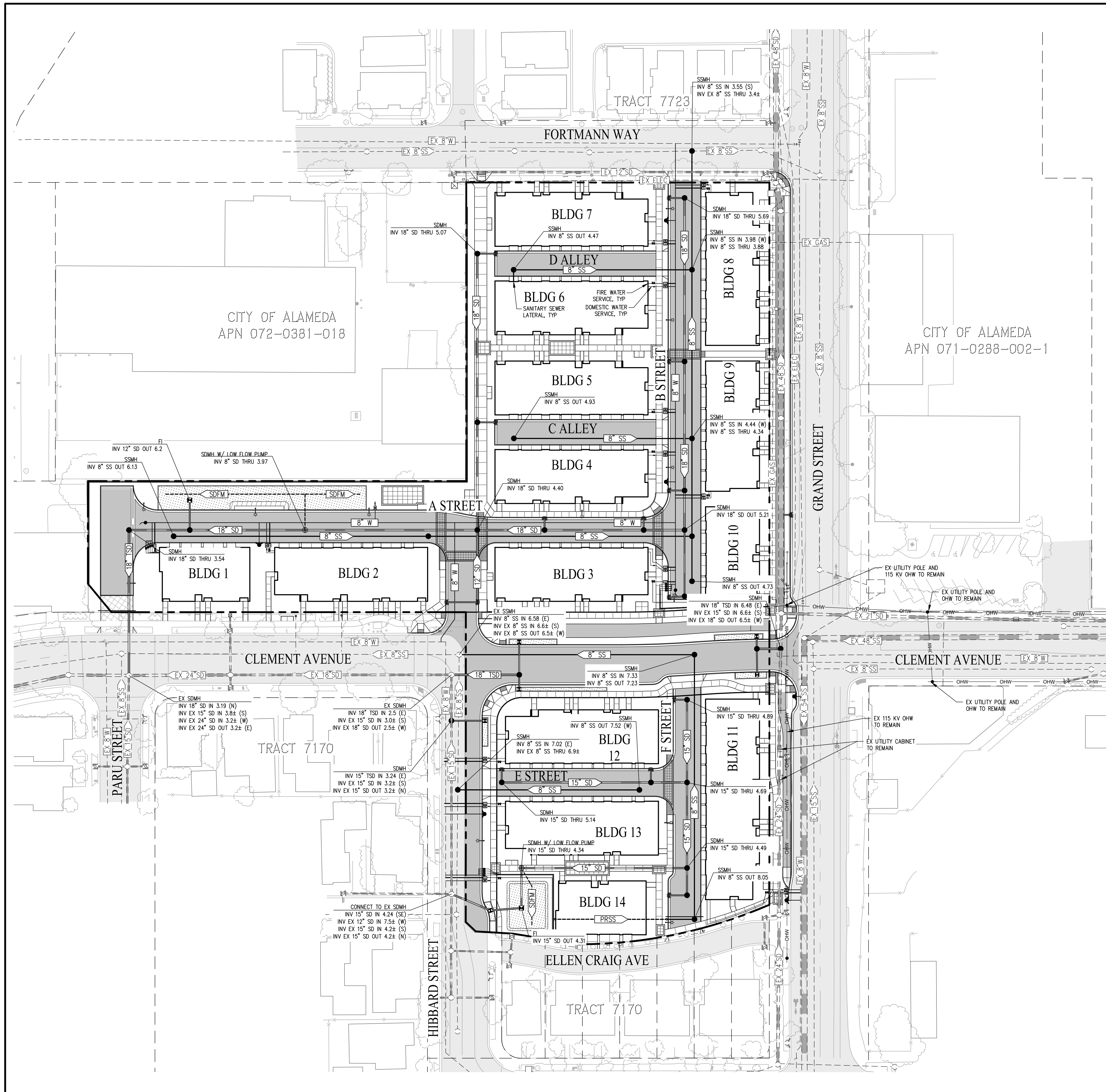
VESTING TENTATIVE MAP (TRACT 8654) FOR CONDOMINIUM PURPOSES GRADING SECTIONS 2015 GRAND STREET

CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA
SCALE: 1"=40' DATE: SEPTEMBER 30, 2022



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OF 12 SHEETS

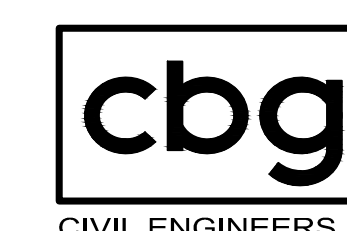
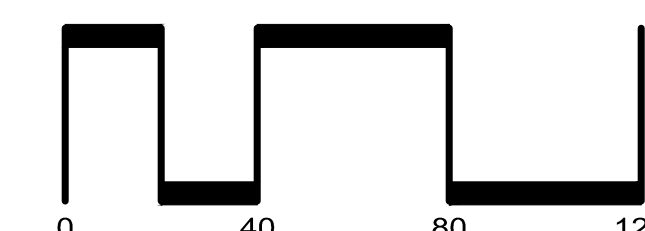
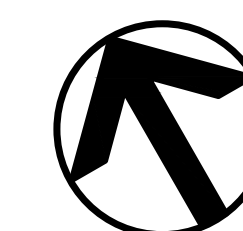


LEGEND

- PROJECT BOUNDARY
- ADJACENT PARCEL BOUNDARY
- PROPOSED STORM DRAIN (PRIVATE)
- PROPOSED TREATED STORM DRAIN (PRIVATE)
- STORM DRAIN FORCE MAIN (PRIVATE)
- EXISTING STORM DRAIN (PUBLIC - CITY OF ALAMEDA)
- SANITARY SEWER MAIN
- PRIVATE BUILDING SEWER LATERAL
- WATER MAIN
- JOINT TRENCH
- BUILDING FIRE SERVICE
- BUILDING WATER SERVICE
- FIRE HYDRANT
- STORM DRAIN LOW FLOW PUMP (PRIVATE)
- PROPOSED PAVEMENT
- PROPOSED BIORETENTION PLANTER
- EXISTING PAVEMENT
- PROPOSED SIDEWALK

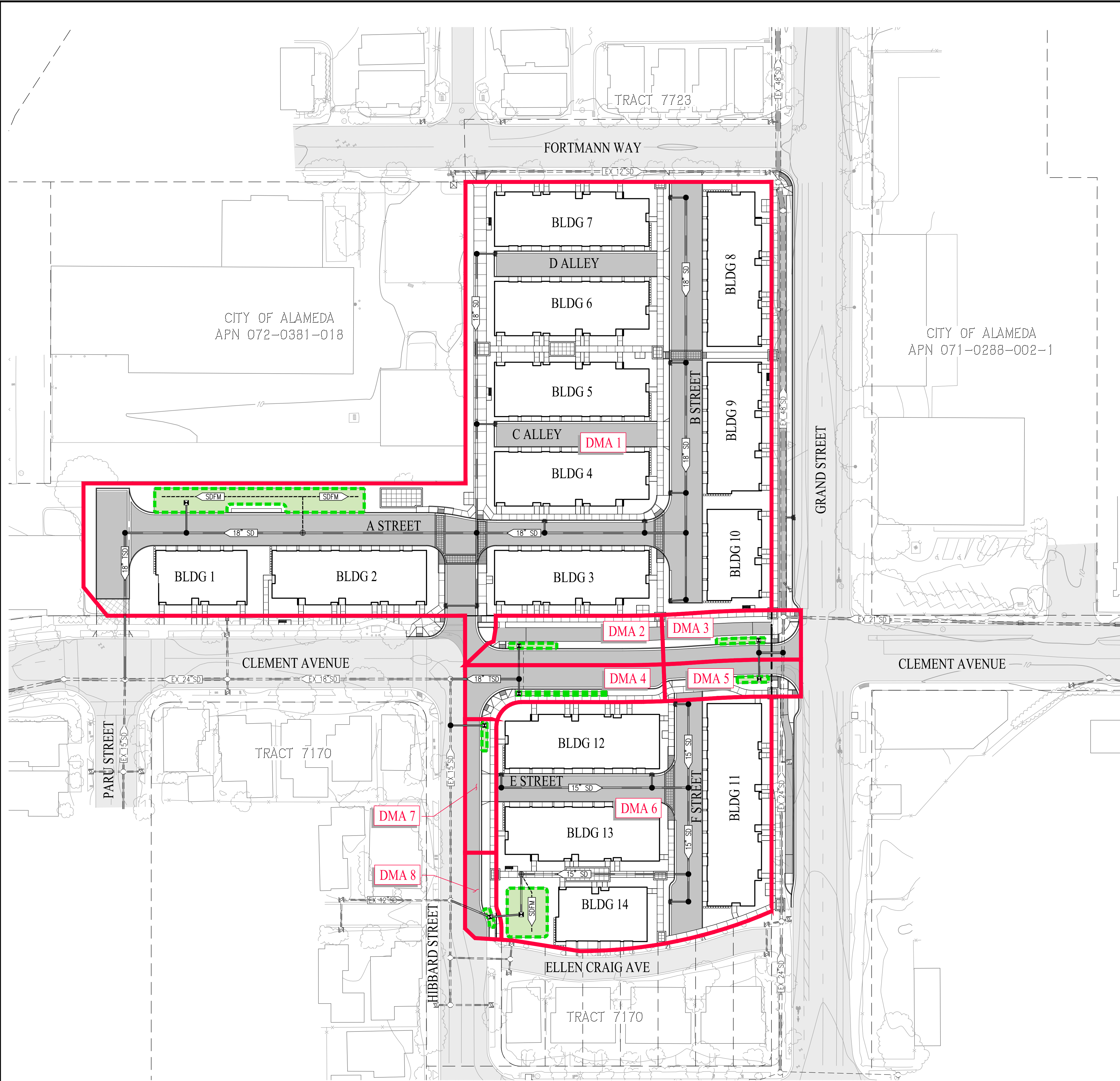
VESTING TENTATIVE MAP (TRACT 8654) FOR CONDOMINIUM PURPOSES PRELIMINARY UTILITY PLAN 2015 GRAND STREET

CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA
SCALE: 1"=40' DATE: SEPTEMBER 30, 2022



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SHEET NO.
8
OF 12 SHEETS



LEGEND

- DMA BOUNDARY
- PROPOSED STORM DRAIN
- TREATED STORM DRAIN
- EXISTING STORM DRAIN
- STORM DRAIN FORCE MAIN
- PROPOSED BIORETENTION
- PROPOSED PAVEMENT
- EX PAVEMENT TO REMAIN
- PROPOSED SIDEWALK

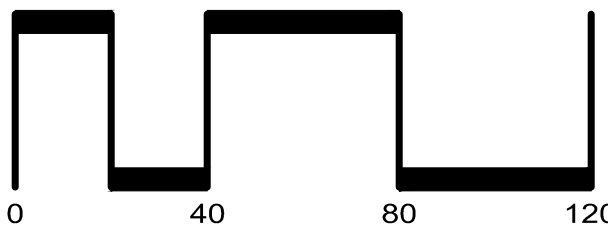
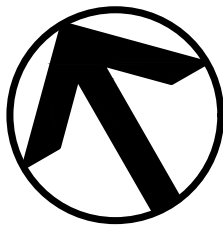
DRAINAGE MANAGEMENT SUMMARY TABLE

DMA #	TOTAL AREA (SF)	TOTAL IMPERVIOUS AREA (SF)	TOTAL PERVIOUS AREA (SF)	REQUIRED BIORETENTION AREA (SF)	PROVIDED BIORETENTION AREA (SF)
1	117,423	93,408	24,015	3,685	3,840
2	5,554	3,548	2,006	152	152
3	4,373	3,438	935	154	154
4	5,127	4,452	675	183	183
5	3,225	2,410	815	100	112
6	41,967	34,276	7,691	1,415	1,415
7	2,671	2,096	575	90	90
8	1,767	1,354	413	64	64
TOTAL	182,107	144,982	37,125	5,843	6,010

NOTE: STREET FRONTAGE IMPROVEMENTS ALONG GRAND STREET ARE EXCLUDED FROM PROVISION C.3 PER TABLE 2-1 FROM THE ALAMEDA COUNTY CLEAN WATER PROGRAM C.3 STORMWATER TECHNICAL GUIDE, VERSION 7.1 DATED FEBRUARY 8, 2021

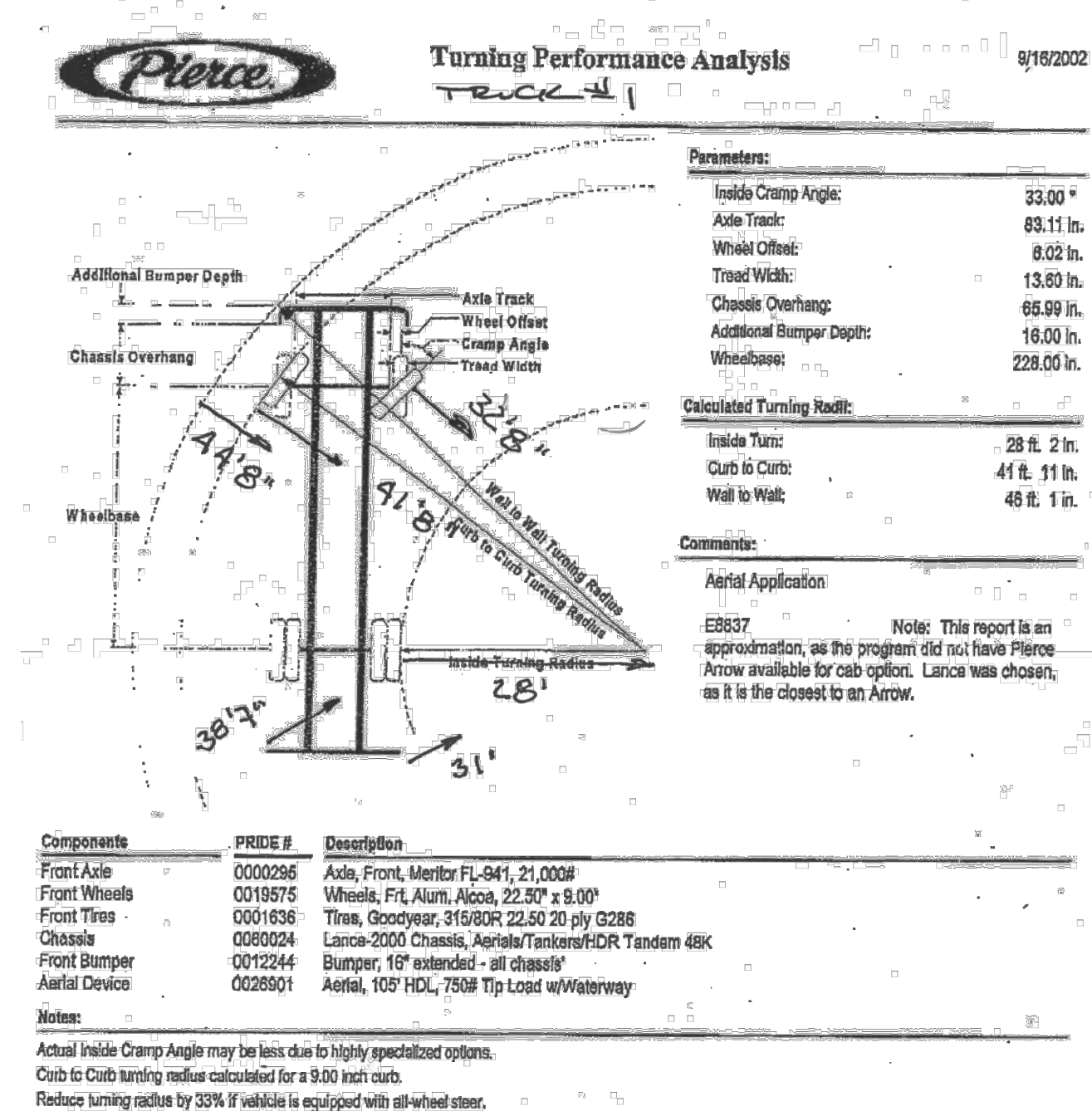
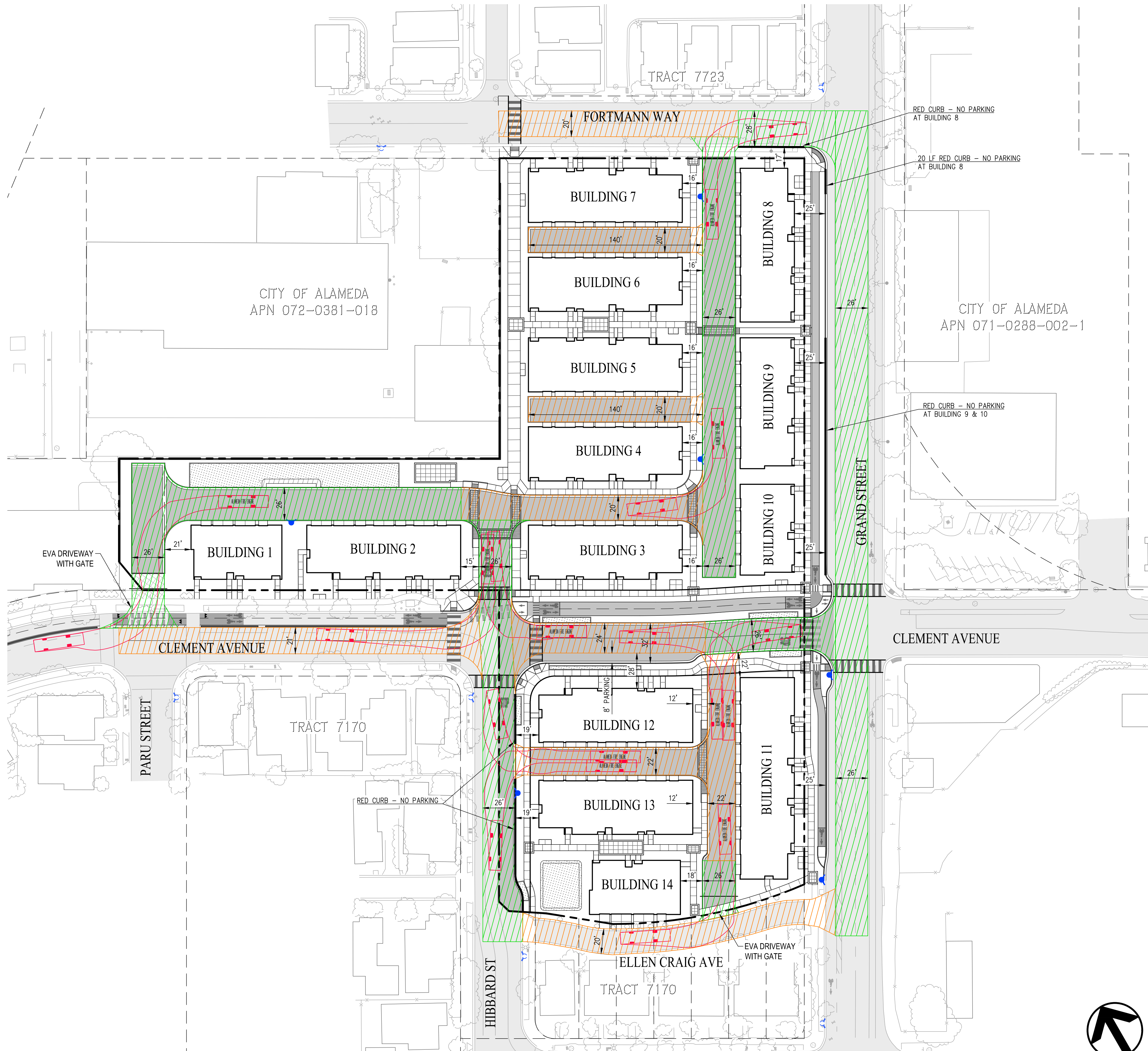
VESTING TENTATIVE MAP (TRACT 8654)
FOR CONDOMINIUM PURPOSES
PRELIMINARY STORM WATER
CONTROL PLAN
2015 GRAND STREET

CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA
SCALE: 1"=40' DATE: SEPTEMBER 30, 2022



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SHEET NO.
9
OF 12 SHEETS



- LEGEND**
- PROJECT BOUNDARY
 - PROPOSED FIRE HYDRANT
 - EXISTING FIRE HYDRANT
 - FIRE ACCESS ROAD AND STAGING AREA - AERIAL LADDER TRUCK (26' MIN UNOBSTRUCTED CLEAR WIDTH WITHOUT PARKING)
 - EMERGENCY ACCESS (20' MIN UNOBSTRUCTED CLEAR WIDTH)
 - PROPOSED PAVEMENT
 - EXISTING PAVEMENT TO REMAIN

NOTE

THE ROOF EAVE HEIGHT OF EACH BUILDING IS GREATER THAN 30 FEET, THEREFORE AN AERIAL FIRE APPARATUS ACCESS ROAD IS LOCATED NOT LESS THAN 15 FEET AND NOT GREATER THAN 30 FEET FROM EACH BUILDING AND IS POSITIONED PARALLEL TO ONE ENTIRE SIDE OF EACH BUILDING PER THE CA FIRE CODE.

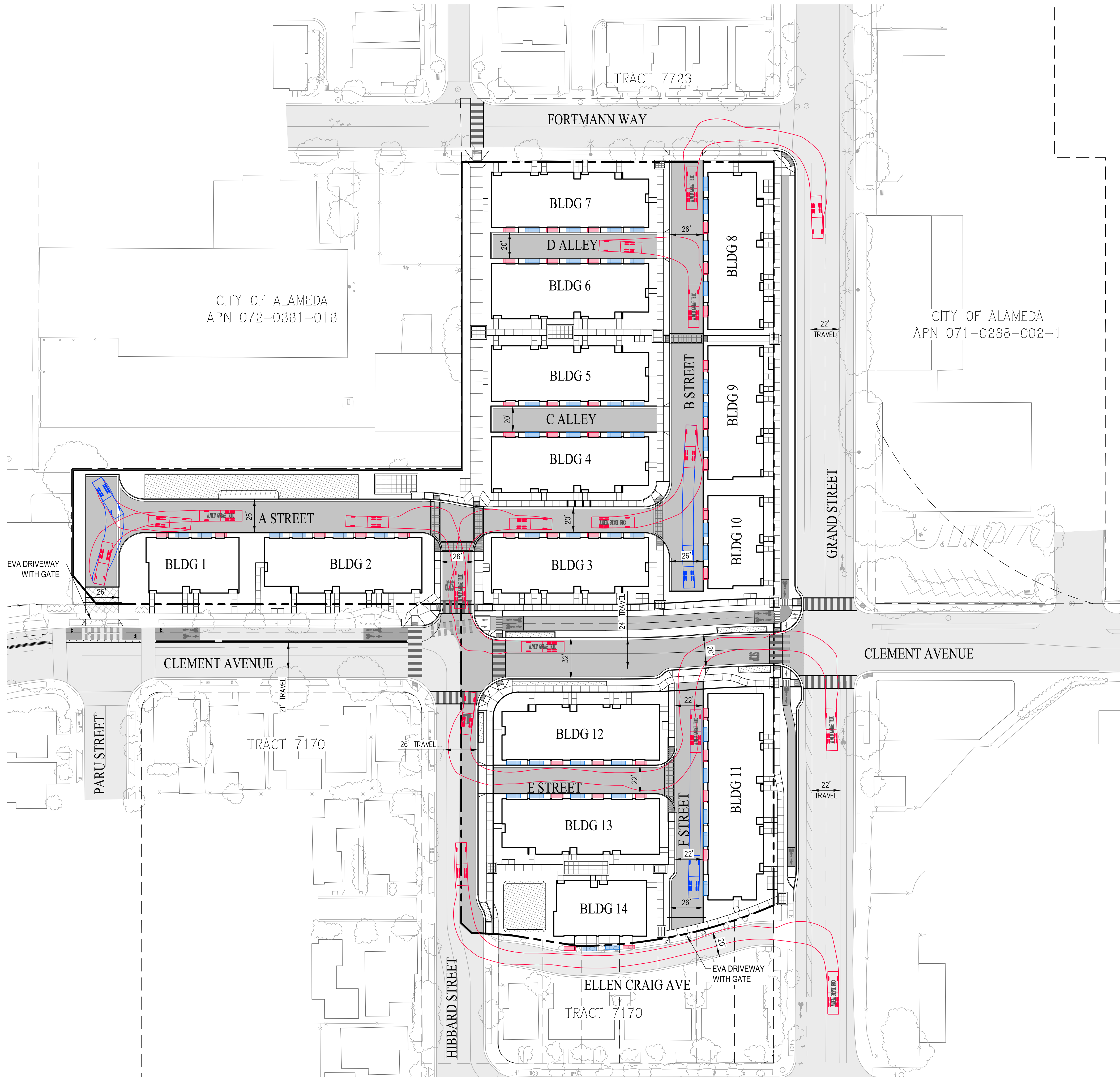
VESTING TENTATIVE MAP (TRACT 8654) FOR CONDOMINIUM PURPOSES FIRE ACCESS PLAN 2015 GRAND STREET

CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA
SCALE: 1"=40' DATE: SEPTEMBER 30, 2022

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SHEET NO.
10
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LEGEND

- RESIDENTIAL PROJECT BOUNDARY
- PROPOSED PAVEMENT
- EXISTING PAVEMENT TO REMAIN
- PROPOSED SIDEWALK/PATHWAY
- 9' TRASH RECEPTACLE ZONE (SINGLE CAR DRIVEWAY APRON - 49 ZONES)
- 11' TRASH RECEPTACLE ZONE (TYPICAL UNIT CONFIGURATION - 51 ZONES)

- NOTES:
1. $1.6' + 2' + 1.6' + 2' + 1.6' = 9'$ PER UNIT (SINGLE CAR DRIVEWAY APRON)
 2. $1.6' + 3' + 1.6' + 3' + 1.6' = 11'$ PER UNIT (TYPICAL UNIT CONFIGURATION)
 3. 1 TRASH RECEPTACLE (1.6'), 1 RECYCLE RECEPTACLE (1.6') & 1 GREEN WASTE RECEPTACLE (1.6') PER UNIT

ALAMEDA GARBAGE TRUCK

Overall Length	33.50 ft
Overall Width	8.50 ft
Overall Body Height	12.50 ft
Min Body Ground Clearance	0.75 ft
Track Width	8.00 ft
Lock-to-lock time	6.00 s
Wall to Wall Turning Radius	29.60 ft

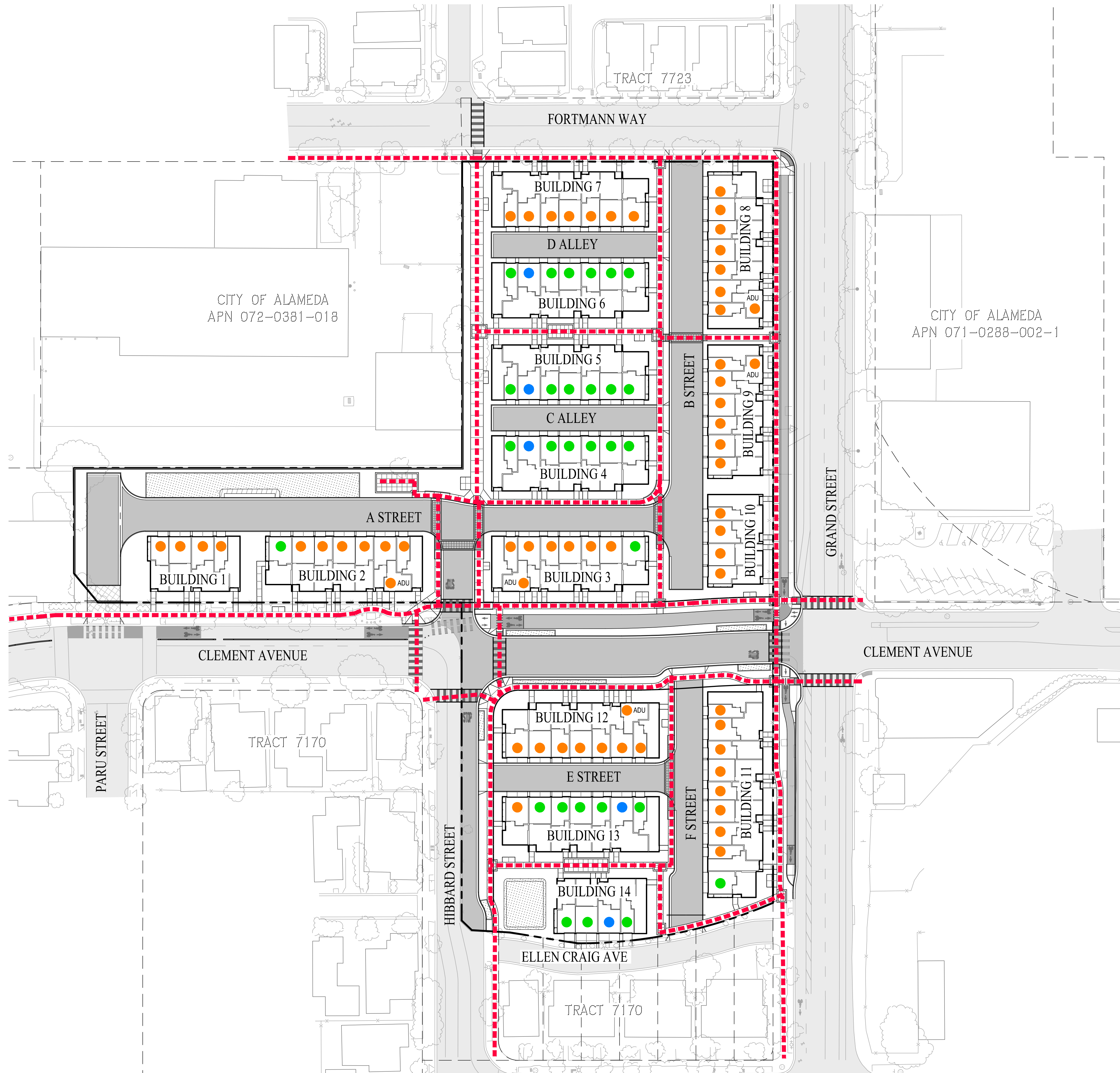
VESTING TENTATIVE MAP (TRACT 8654)
FOR CONDOMINIUM PURPOSES
WASTE COLLECTION
ACCESS PLAN
2015 GRAND STREET

CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA
SCALE: 1"=40' DATE: SEPTEMBER 30, 2022

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SHEET NO.
11
OF 12 SHEETS

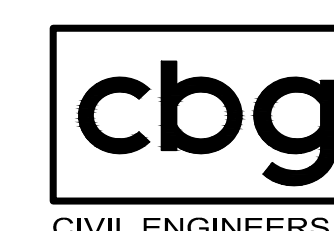
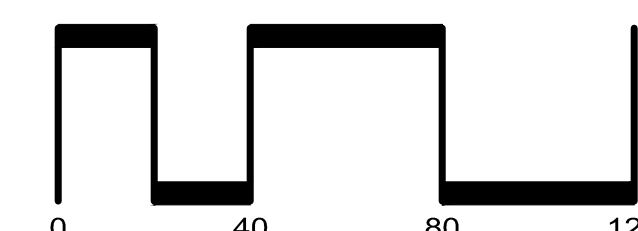
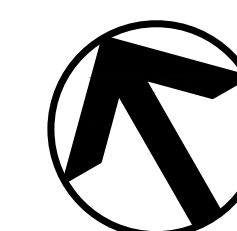


LEGEND

- UNITS MEETING VISIBILITY REQUIREMENTS PER AMC 30-18 (29 UNITS)
- UNITS MEETING VISIBILITY AND UNIVERSAL DESIGN REQUIREMENTS PER AMC 30-18 (5 UNITS)
- UNITS REQUIRING VISIBILITY WAIVER BASED ON TOPOGRAPHICAL CONDITIONS PER AMC 30-18 IN ORDER TO PROVIDE LONG TERM PROTECTION FROM SEA LEVEL RISE (61 UNITS)
- - - ACCESSIBLE PATH OF TRAVEL PER 2019 CBC 11A

VESTING TENTATIVE MAP (TRACT 8654) FOR CONDOMINIUM PURPOSES ACCESSIBILITY PLAN 2015 GRAND STREET

CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA
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SHEET NO.
12
OF 12 SHEETS

PROJECT SUMMARY

Bldg Type	Units Types Occuring in Bldg							# Bldgs	Total Units
	PLAN 1	PLAN 2	PLAN 3	PLAN 4	PLAN 4-ALT	PLAN 5	ADU		
4 PLEX	1	1	1	1		0		3	12
6 PLEX- WADU	2	2	1	0	1	0	1	1	7
7 PLEX	2	2	1	1		1		5	35
7 PLEX-W ADU	2	2	1	0	1	1	1	4	32
9 PLEX	2	2	2	2		1		1	9
									95

Bldg Type	Units Per Bldg								Total Units
	PLAN 1	PLAN 2	PLAN 3	PLAN 4	PLAN 4-ALT	PLAN 5	ADU		
4 PLEX	3	3	3	3		0			12
6 PLEX- WADU	2	2	1	0	1	0	1		7
7 PLEX	10	10	5	5		5			35
7 PLEX- WADU	8	8	4	0	4	4	4		32
9 PLEX	2	2	2	2		1			9
TOTALS	25	25	15	10	5	10	5		95
	26.32%	26.32%	15.79%	10.53%	5.26%	10.53%	5.26%		100.00%

Residential Units Summary							
Name	Description	SF (NET)	# of DU	%	Private Open Space	Total POS	UNIT SF TOTAL
Plan 1	3bd+3.5ba	1,737 sf	25 du	26%	160 sf	4000 sf	43425
Plan 2	2bd + Den/2ba + 2 pwdr	1,789 sf	25 du	26%	290 sf	7250 sf	44725
Plan 3	3bd + Bonus/2ba + 2 pwdr	2,078 sf	15 du	16%	337 sf	5055 sf	31170
Plan 4	3bd+3.5ba	2,158 sf	10 du	11%	329 sf	3290 sf	21580
Plan 4 -ALT	2bd+2.5ba	1,811 sf	5 du	5%	329 sf	1645 sf	9055
Plan 5	3bd +3.5ba	1,997 sf	10 du	11%	294 sf	2940 sf	19970
ADU	1bd +1ba	347 sf	5 du	5%	0 sf	0	1735
Sub-total			95 du	100%		24,180 sf	171,660

Parking Summary					
Required (per Alameda Municipal Code 30-7.6)					
	Spaces Per DU	# of DU	Type	%	Total
Plan 1	1 space	25 du	one car	18%	25 spaces
Plan 2	2 spaces	25 du	side x side	36%	50 spaces
Plan 3	1 space	15 du	one car	11%	15 spaces
Plan 4	2 spaces	10 du	side x side	14%	20 spaces
Plan4 - ALT	2 spaces	5 du	side x side	7%	10 spaces
Plan 5	2 spaces	10 du	side x side	14%	20 spaces
ADU	0 space	5 du		0%	0 space
Sub-total		95 du		100%	140 spaces
Provided					
In-garage		140 spaces			
Surface (guest)		0 spaces			
Sub-total	140 spaces				
Ratio	1.47 spaces				

NOTE: Maximum of 1.5 spaces/unit allowed = 143 spaces



- A STYLE
- B STYLE

- NOTES:
- Refer to Civil sheets for all property lines, easements, site dimensions, accessible unit locations, ADU locations, etc.
 - Refer to Landscape Sheets for landscape design, dimensions and detailed information.



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SITE PLAN

A1.0.0

R2 - CONDOMINIUMS

CODE INFORMATION

THIS PROJECT SHALL COMPLY WITH ALL OTHER REGULATIONS AND ORDINANCES ADOPTED BY JURISDICTION HAVING AUTHORITY.

APPLICABLE CODES:

- 2019 CALIFORNIA BUILDING CODE (CBC)
- 2019 CALIFORNIA ELECTRICAL CODE (CEC)
- 2019 CALIFORNIA MECHANICAL CODE (CMC)
- 2019 CALIFORNIA PLUMBING CODE (CPC)
- 2019 CALIFORNIA FIRE CODE (CFC)
- 2019 CALIFORNIA GREEN BUILDING STANDARD CODE (CAL GREEN)
- 2019 BUILDING ENERGY EFFICIENCY STANDARDS

CODE SUMMARY

USE & OCCUPANCY (CBC SECTION 310.4 & 312.1)	R-2: BUILDINGS CONTAINING MORE THAN TWO DWELLING UNITS U: PRIVATE GARAGES
SEPARATIONS: (CBC SECTION 420)	WALLS SEPARATING DWELLING UNITS (R2) SHALL BE 1-HOUR FIRE PARTITIONS COMPLYING WITH CBC SECTION 708. WALLS SEPARATING PRIVATE GARAGES (U) FROM DWELLING UNIT (R2) SHALL BE SEPARATED BY NOT LESS THAN 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE PER 406.3.4.1. DOORS SHALL BE 20 MIN RATED. FLOOR/CEILING ASSEMBLIES SEPARATING DWELLING UNITS (R2) AND DWELLING UNITS (R2) / GARAGES (U) SHALL BE 1-HR RATED HORIZONTAL ASSEMBLIES COMPLYING WITH CBC SECTION 711. DOOR BETWEEN PRIVATE GARAGE (U) AND ITS OWN DWELLING UNIT (R2) SHALL BE 20MIN RATED - SELF-CLOSING, SELF-LATCHING, SOLID WOOD DOOR OR SOLID OR HONEYCOMB CORE STEEL DOOR, MINIMUM 1-3/8 INCHES (34.9 MM) THICK. DOORS IN RATED CONSTRUCTION SHALL COMPLY WITH CBC SEC 716.5
TYPE OF CONSTRUCTION:	TYPE VB, 3-STORY
FIRE SPRINKLERS:	FIRE SPRINKLER: NFPA 13
ALLOWABLE HEIGHT: (CBC TABLE 504.3 & SECTION 504)	TYPE V-B: (WITH NFPA 13) 60 FEET MAXIMUM (WITHOUT AREA INCREASE) 40 FEET MAXIMUM (WITH AREA INCREASE) 65' FEET PER PROJECT DEVELOPMENT STANDARDS
ACTUAL HEIGHT:	< 50 FEET - SEE ELEVATIONS
ALLOWABLE STORIES: (CBC TABLE 504.4 & SEC 504.4)	R-2, TYPE V-B: 3 STORIES (2 STORIES BASE ALLOWABLE + 1 STORY SPRINKLER INCREASE FOR NFPA 13) U, TYPE V-B: 2 STORIES
ALLOWABLE FLOOR AREA: (CBC SEC 406 & SEC 506 & 508)	IN EACH STORY, THE BUILDING AREA SHALL BE SUCH THAT THE SUM OF THE RATIOS OF THE ACTUAL BUILDING AREA OF EACH SEPARATED OCCUPANCY DIVIDED BY THE ALLOWABLE BUILDING AREA OF EACH SEPARATED OCCUPANCY SHALL NOT EXCEED ONE (1) IN R OCCUPANCIES WITH MORE THAN THREE STORIES ABOVE GRADE PLANE, THE AGGREGATE SUM OF THE RATIOS FOR PORTIONS OF MIXED-OCCUPANCY MULTI-STORY BUILDINGS SHALL NOT EXCEED TWO(2) GROUP U IS PERMITTED TO BE 1,000 SQ. FT. PER GARAGE WHEN PROVIDING 1-HOUR FIRE BARRIERS BETWEEN GARAGES. MULTIPLE PRIVATE GARAGES ARE PERMITTED IN A BUILDING WHERE EACH PRIVATE GARAGE IS SEPARATE BY A 1-HR FIRE BARRIER
RATED EXTERIOR WALLS (CBC TABLE 601)	TYPE VB, 3-STORY: NOT REQUIRED
FIRE RESISTIVE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE: (TABLE 602)	FIRE SEPARATION DISTANCE ≥ 10' FOR TYPE VB CONSTRUCTION AND R3 OCCUPANCY SHALL BE ZERO (0) (NON-RATED) FIRE SEPARATION DISTANCE < 10' FOR TYPE VB CONSTRUCTION AND R2 OCCUPANCY SHALL BE ONE (1) - (1 HOUR)
ACCESSIBILITY:	SHALL COMPLY WITH CBC CHAPTER 1102A.3 MULTI-STORY DWELLINGS



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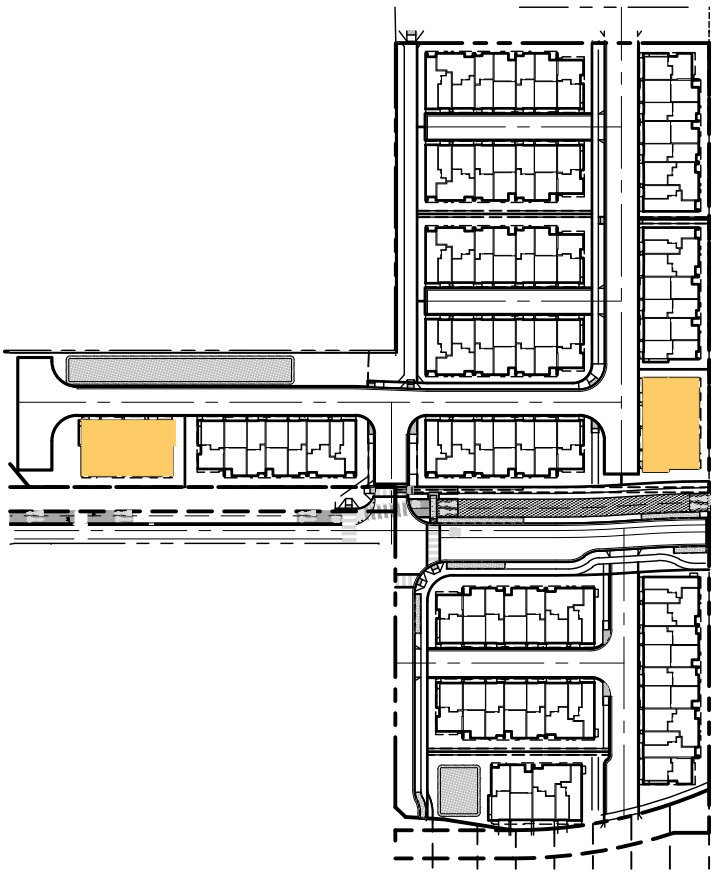
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CODE ANALYSIS

A1.1.0



2.FRONT LEFT PERSPECTIVE



KEY MAP

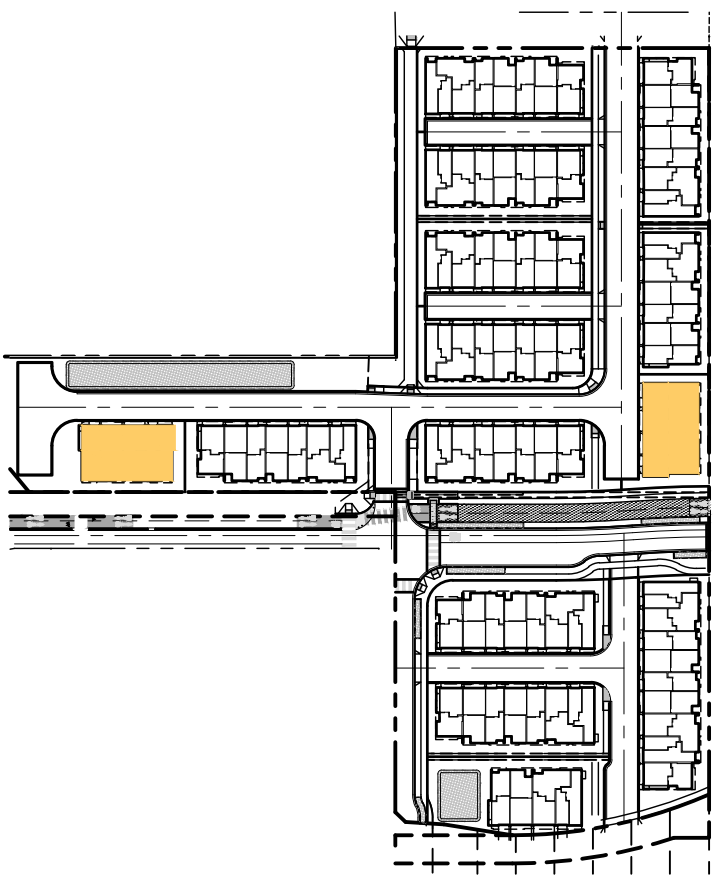


1.FRONT ELEVATION

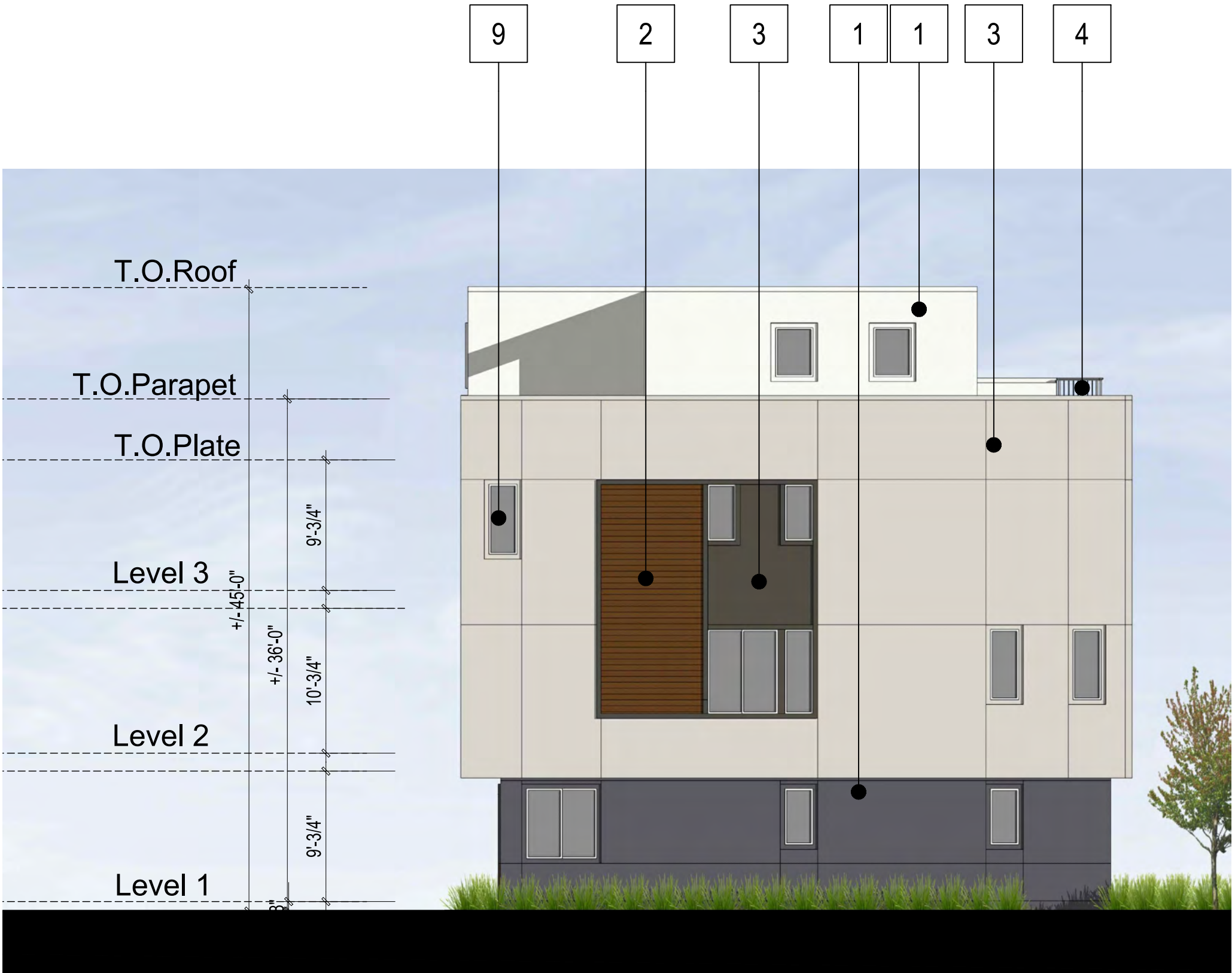
- MATERIAL LEGEND
- 1. STUCCO-FINE SAND FINISH
 - 2. FIBER CEMENT TONGUE AND GROOVE SIDING, PAINT FINISH
 - 3. STUCCO-SMOOTH FINISH
 - 4. METAL RAILING, PAINT FINISH
 - 5. GARAGE DOOR
 - 6. LIGHT FIXTURE & UNIT ADDRESS
 - 7. ENTRY DOOR
 - 8. STONE VENEER
 - 9. VINYL WINDOW
 - 10. METAL CANOPY
 - 11. TRELLIS



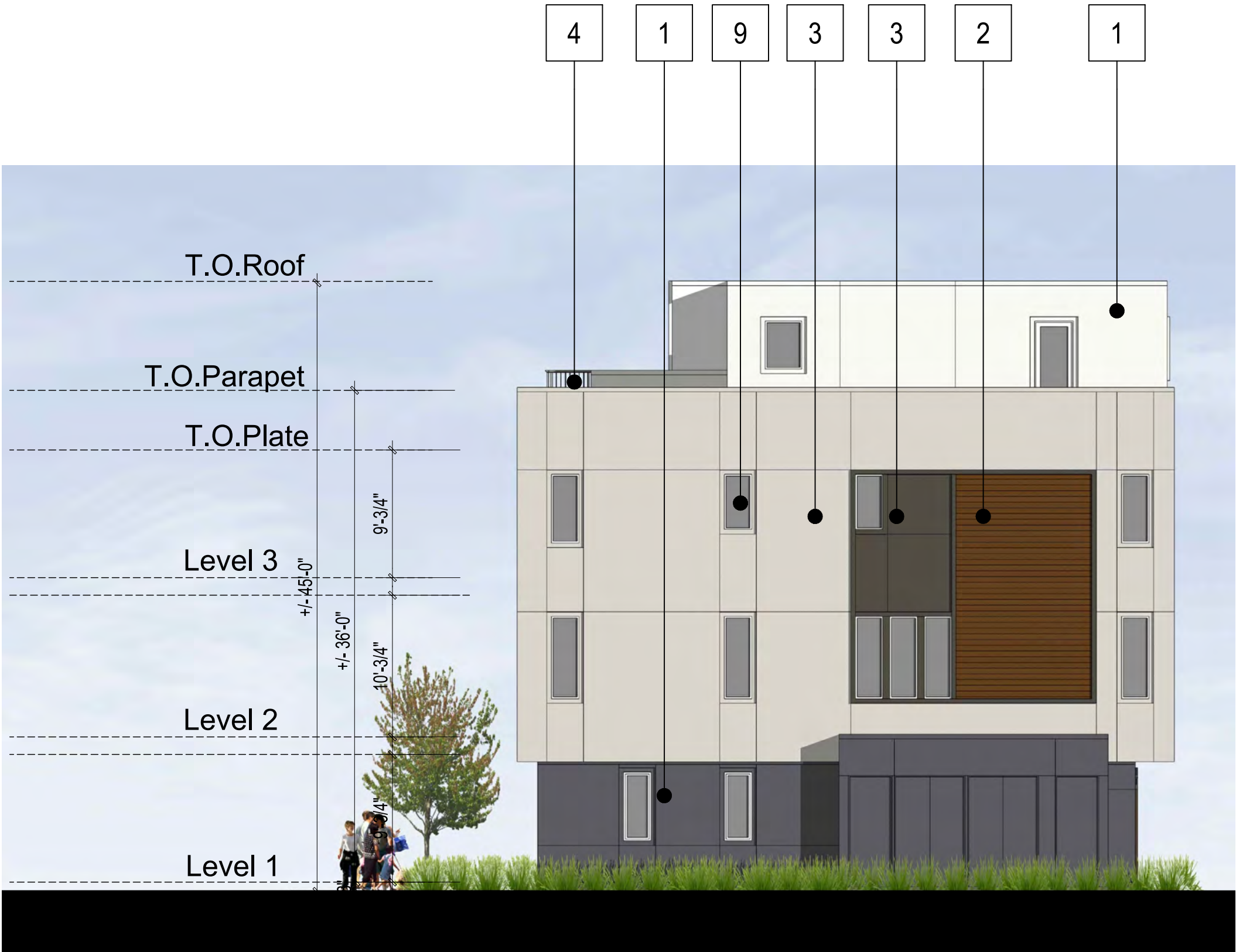
3.FRONT RIGHT PERSPECTIVE



KEY MAP



2.LEFT ELEVATION



1.RIGHT ELEVATION

MATERIAL LEGEND

- 1. STUCCO-FINE SAND FINISH
- 2. FIBER CEMENT TONGUE AND GROOVE SIDING, PAINT FINISH
- 3. STUCCO-SMOOTH FINISH
- 4. METAL RAILING, PAINT FINISH
- 5. GARAGE DOOR
- 6. LIGHT FIXTURE & UNIT ADDRESS
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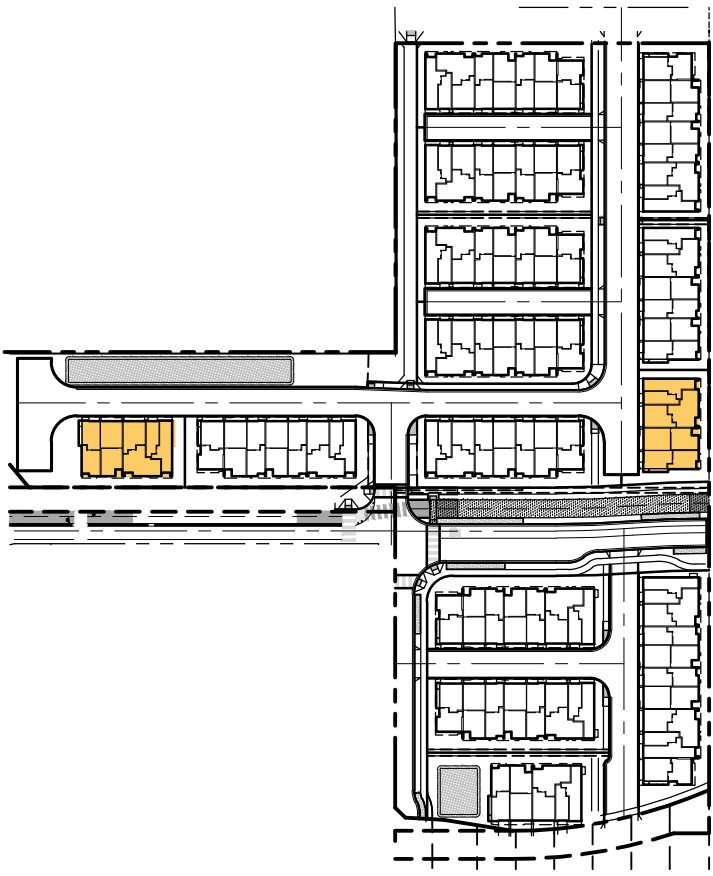


4-PLEX BUILDING ELEVATIONS
A STYLE

A2.0.1



2.REAR RIGHT PERSPECTIVE



KEY MAP



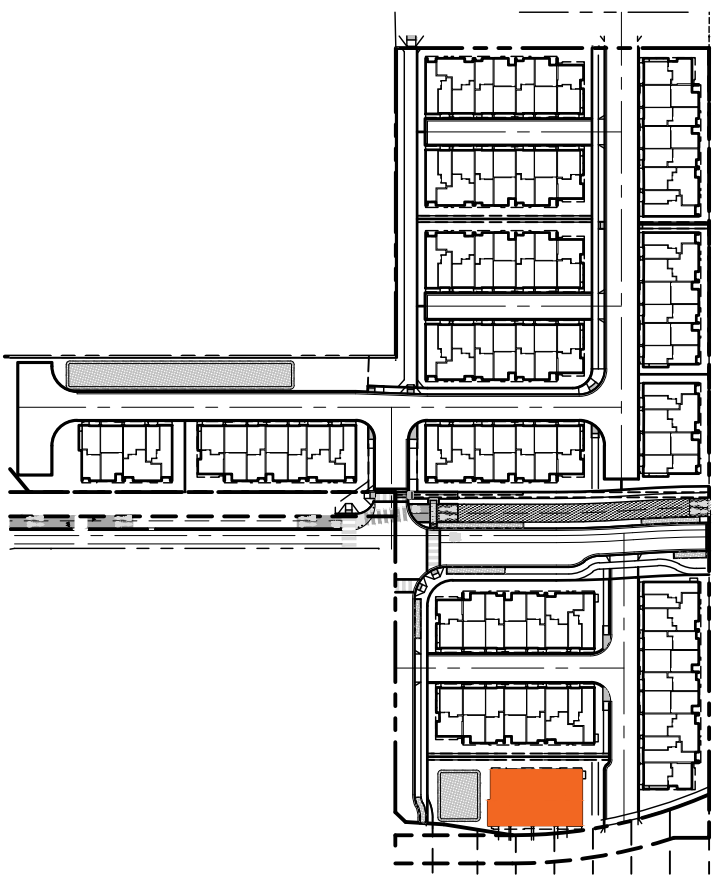
1.REAR ELEVATION

MATERIAL LEGEND

- 1. STUCCO-FINE SAND FINISH
- 2. FIBER CEMENT TONGUE AND GROOVE SIDING, PAINT FINISH
- 3. STUCCO-SMOOTH FINISH
- 4. METAL RAILING, PAINT FINISH
- 5. GARAGE DOOR
- 6. LIGHT FIXTURE & UNIT ADDRESS
- 7. ENTRY DOOR
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- 10. METAL CANOPY
- 11. TRELLIS



2.FRONT LEFT PERSPECTIVE



KEY MAP



1.FRONT ELEVATION

MATERIAL LEGEND

1. STUCCO-FINE SAND FINISH
2. FIBER CEMENT TONGUE AND GROOVE SIDING, PAINT FINISH
3. STUCCO-SMOOTH FINISH
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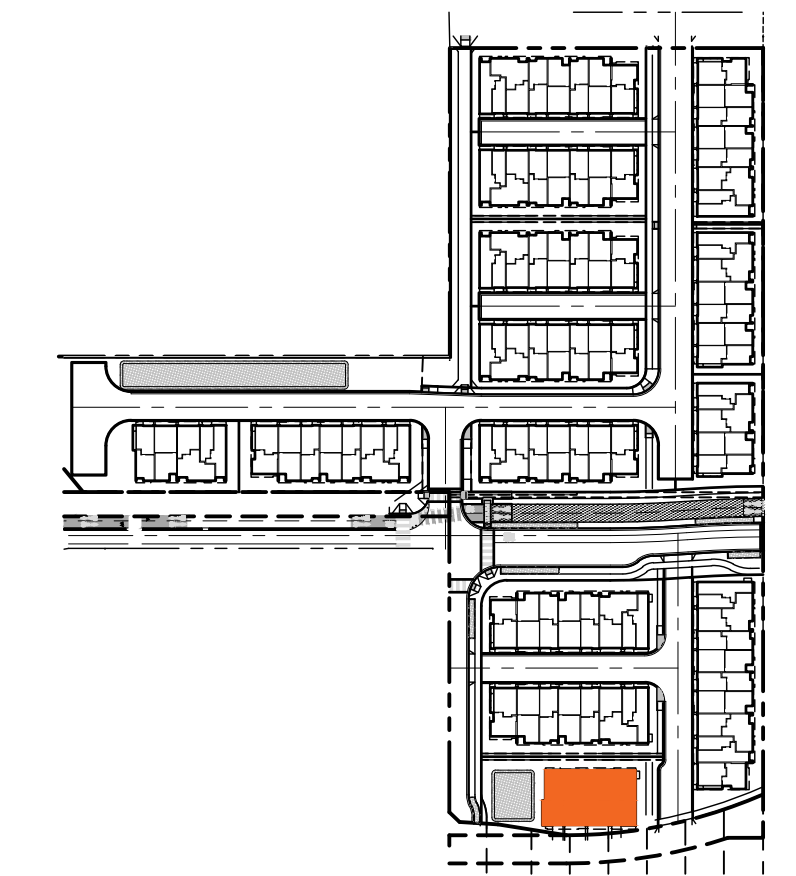


4-PLEX BUILDING ELEVATIONS
B STYLE

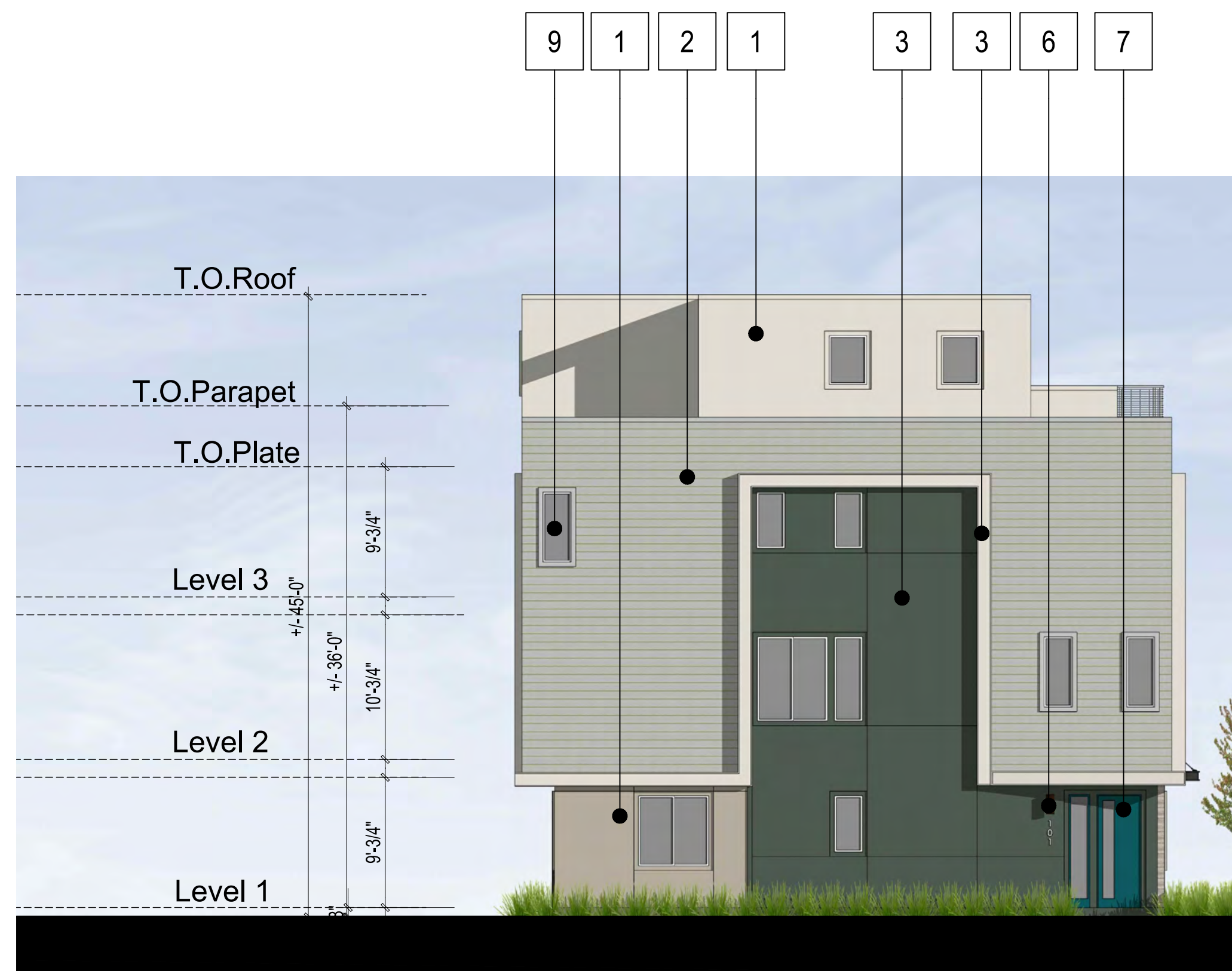
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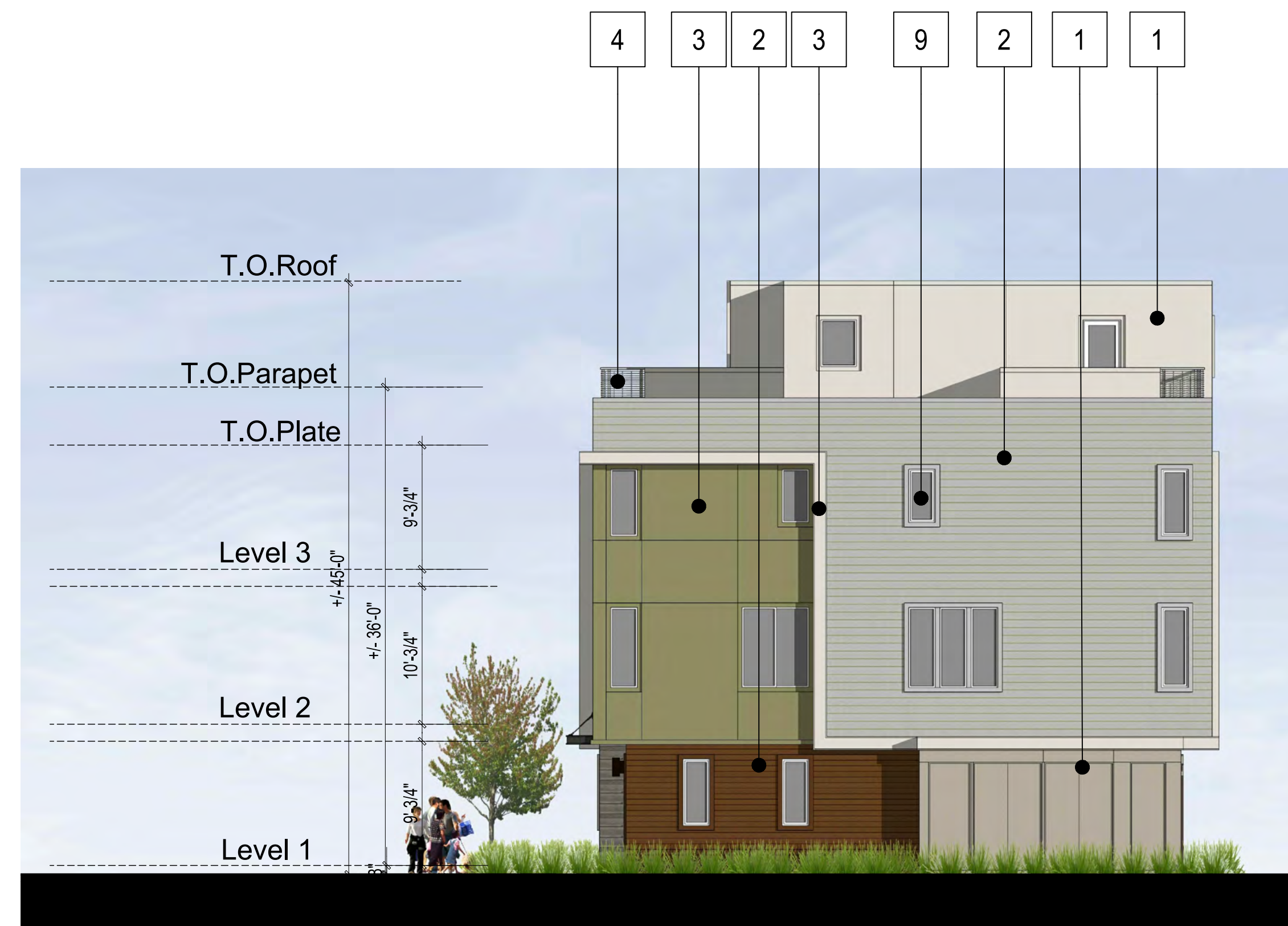
3.FRONT RIGHT PERSPECTIVE



KEY MAP



2.LEFT ELEVATION



1.RIGHT ELEVATION

MATERIAL LEGEND

1. STUCCO-FINE SAND FINISH
2. FIBER CEMENT TONGUE AND GROOVE SIDING, PAINT FINISH
3. STUCCO-SMOOTH FINISH
4. METAL RAILING, PAINT FINISH
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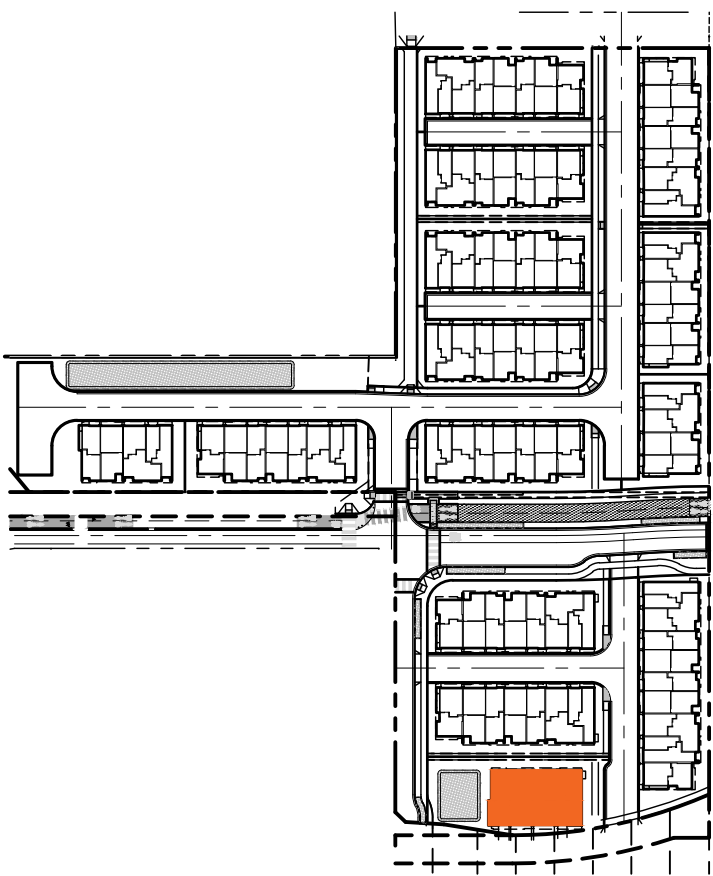


4-PLEX BUILDING ELEVATIONS
B STYLE

A2.1.1



2.REAR RIGHT PERSPECTIVE



KEY MAP



1.REAR ELEVATION

- MATERIAL LEGEND
- 1. STUCCO-FINE SAND FINISH
 - 2. FIBER CEMENT TONGUE AND GROOVE SIDING, PAINT FINISH
 - 3. STUCCO-SMOOTH FINISH
 - 4. METAL RAILING, PAINT FINISH
 - 5. GARAGE DOOR
 - 6. LIGHT FIXTURE & UNIT ADDRESS
 - 7. ENTRY DOOR
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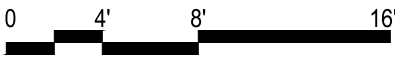


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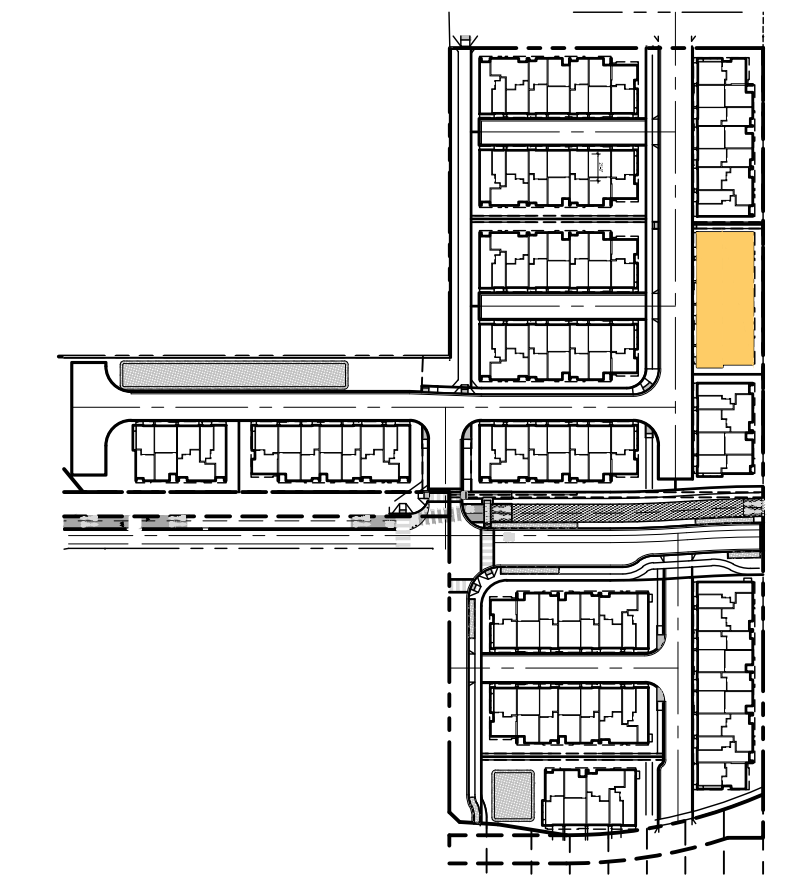


4-PLEX BUILDING ELEVATIONS
B STYLE

A2.1.2



2.FRONT LEFT PERSPECTIVE



KEY MAP



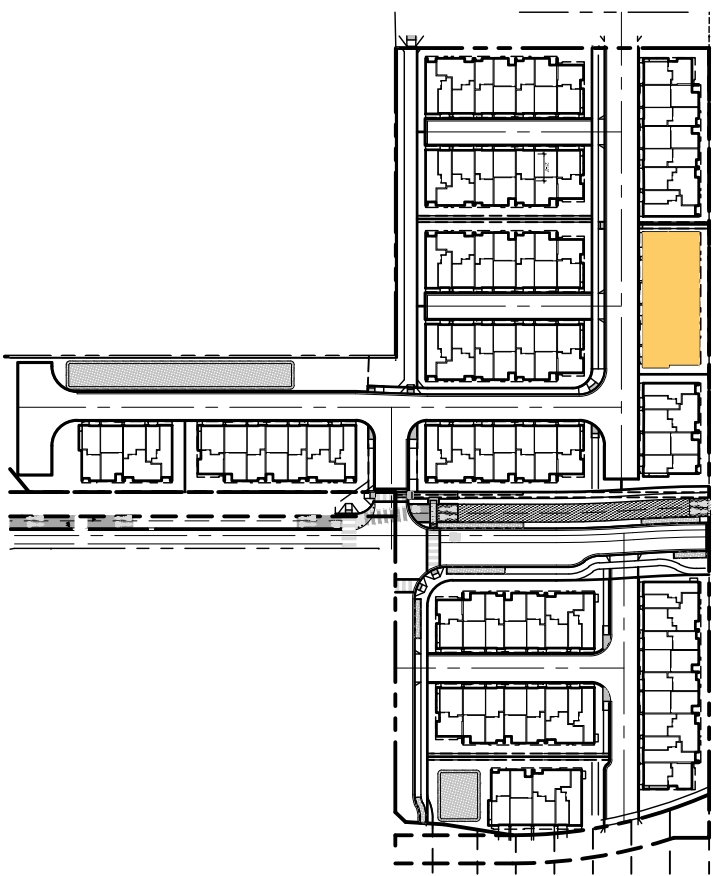
1.FRONT ELEVATION

MATERIAL LEGEND

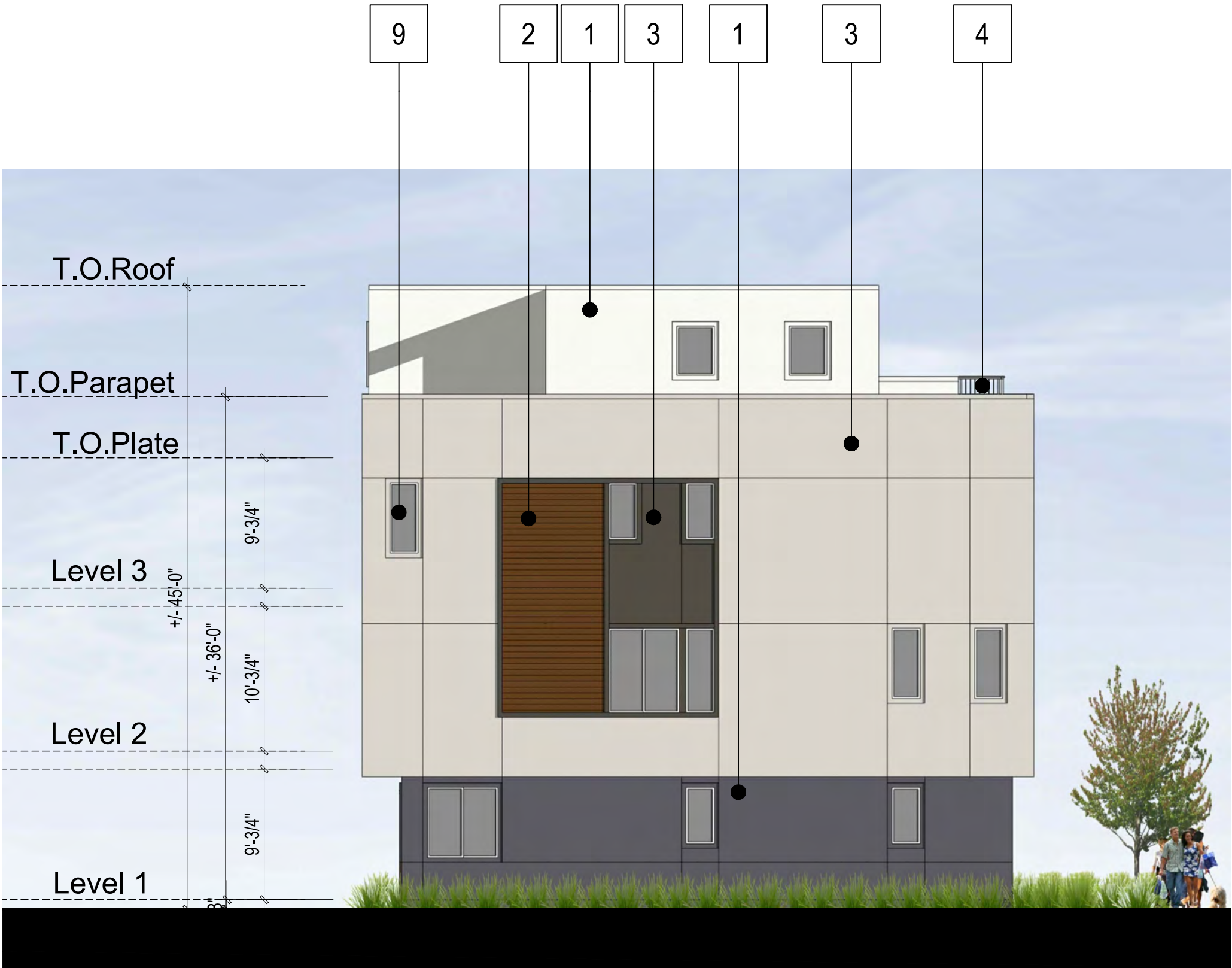
1. STUCCO-FINE SAND FINISH
2. FIBER CEMENT TONGUE AND GROOVE SIDING, PAINT FINISH
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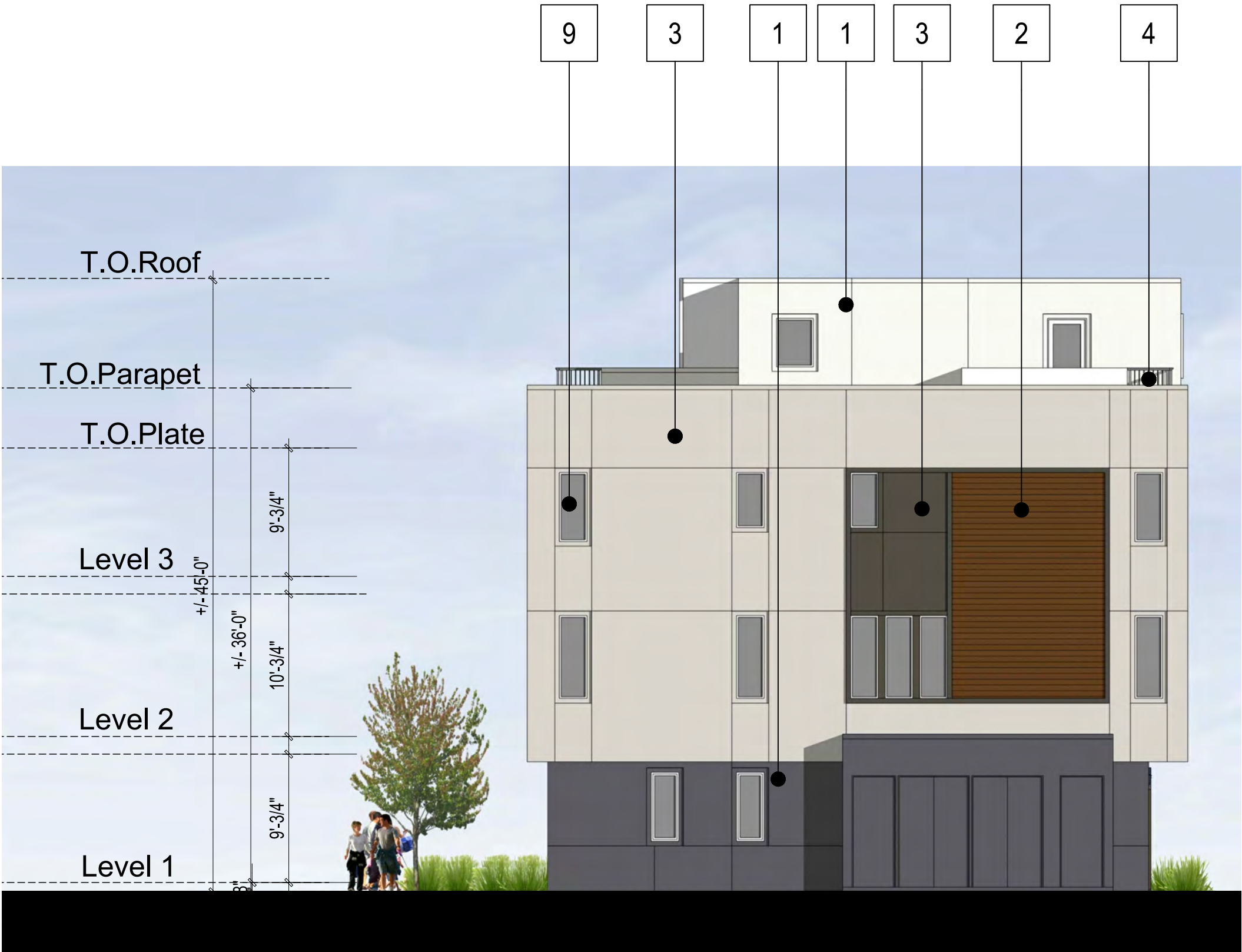
3.FRONT RIGHT PERSPECTIVE



KEY MAP



2.LEFT ELEVATION



1.RIGHT ELEVATION

MATERIAL LEGEND

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9. VINYL WINDOW
10. METAL CANOPY
11. TRELLIS



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GRAND AND CLEMENT
ALAMEDA, CA # 2021-0030

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SEPTEMBER 30, 2022

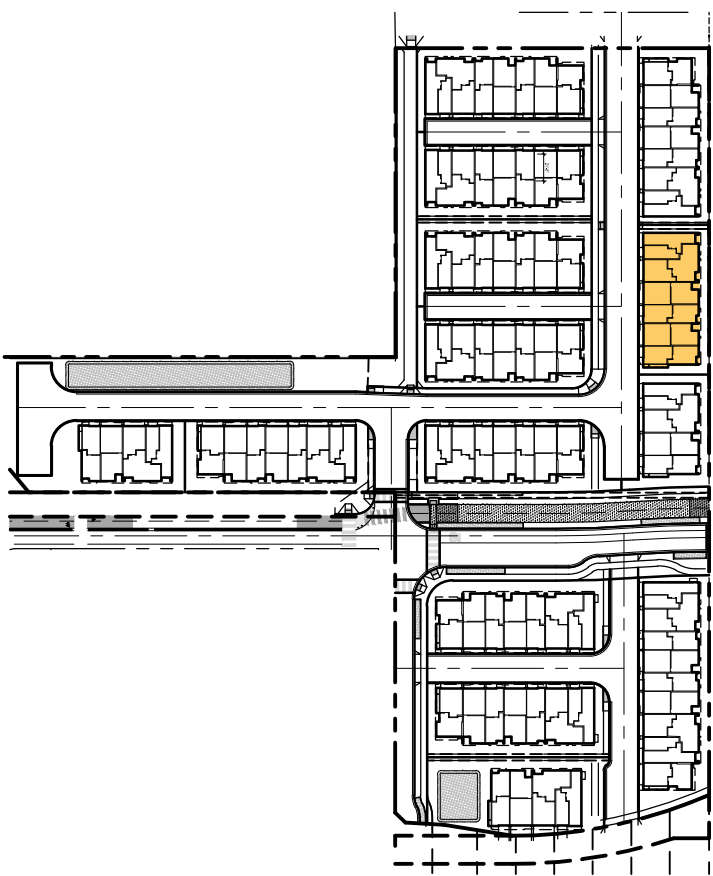


6-PLEX BUILDING ELEVATIONS
A STYLE

A2.2.1



2.REAR RIGHT PERSPECTIVE



KEY MAP

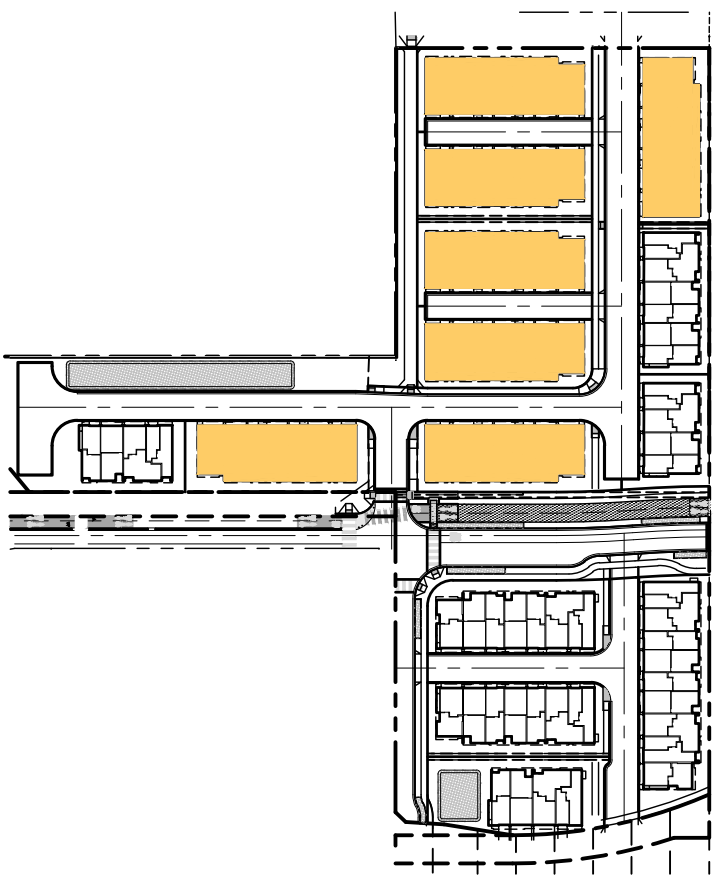


1.REAR ELEVATION

- MATERIAL LEGEND
- 1. STUCCO-FINE SAND FINISH
 - 2. FIBER CEMENT TONGUE AND GROOVE SIDING, PAINT FINISH
 - 3. STUCCO-SMOOTH FINISH
 - 4. METAL RAILING, PAINT FINISH
 - 5. GARAGE DOOR
 - 6. LIGHT FIXTURE & UNIT ADDRESS
 - 7. ENTRY DOOR
 - 8. STONE VENEER
 - 9. VINYL WINDOW
 - 10. METAL CANOPY
 - 11. TRELLIS



2.FRONT LEFT PERSPECTIVE



KEY MAP



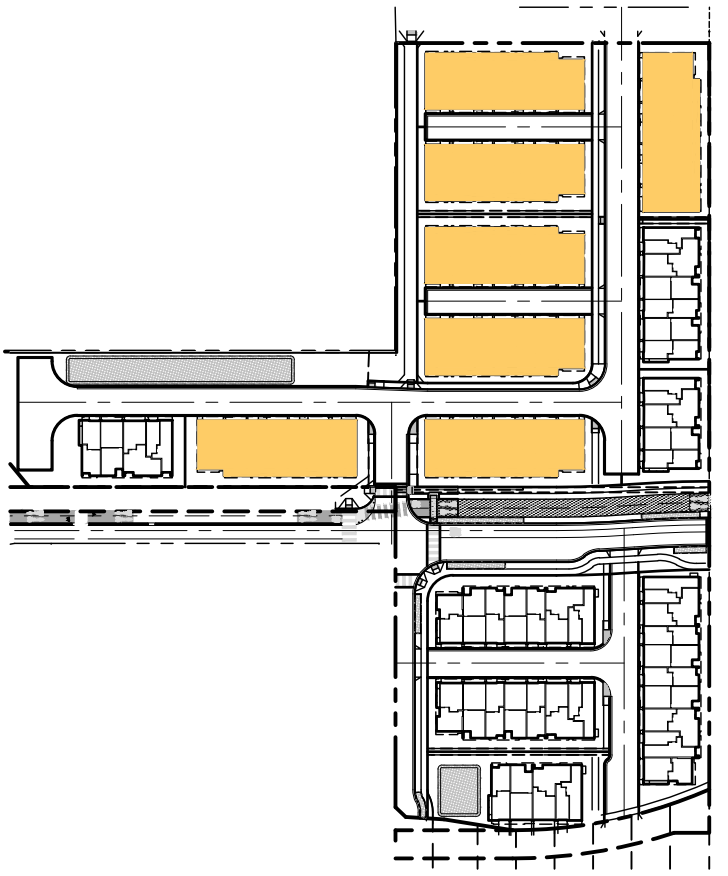
1.FRONT ELEVATION

MATERIAL LEGEND

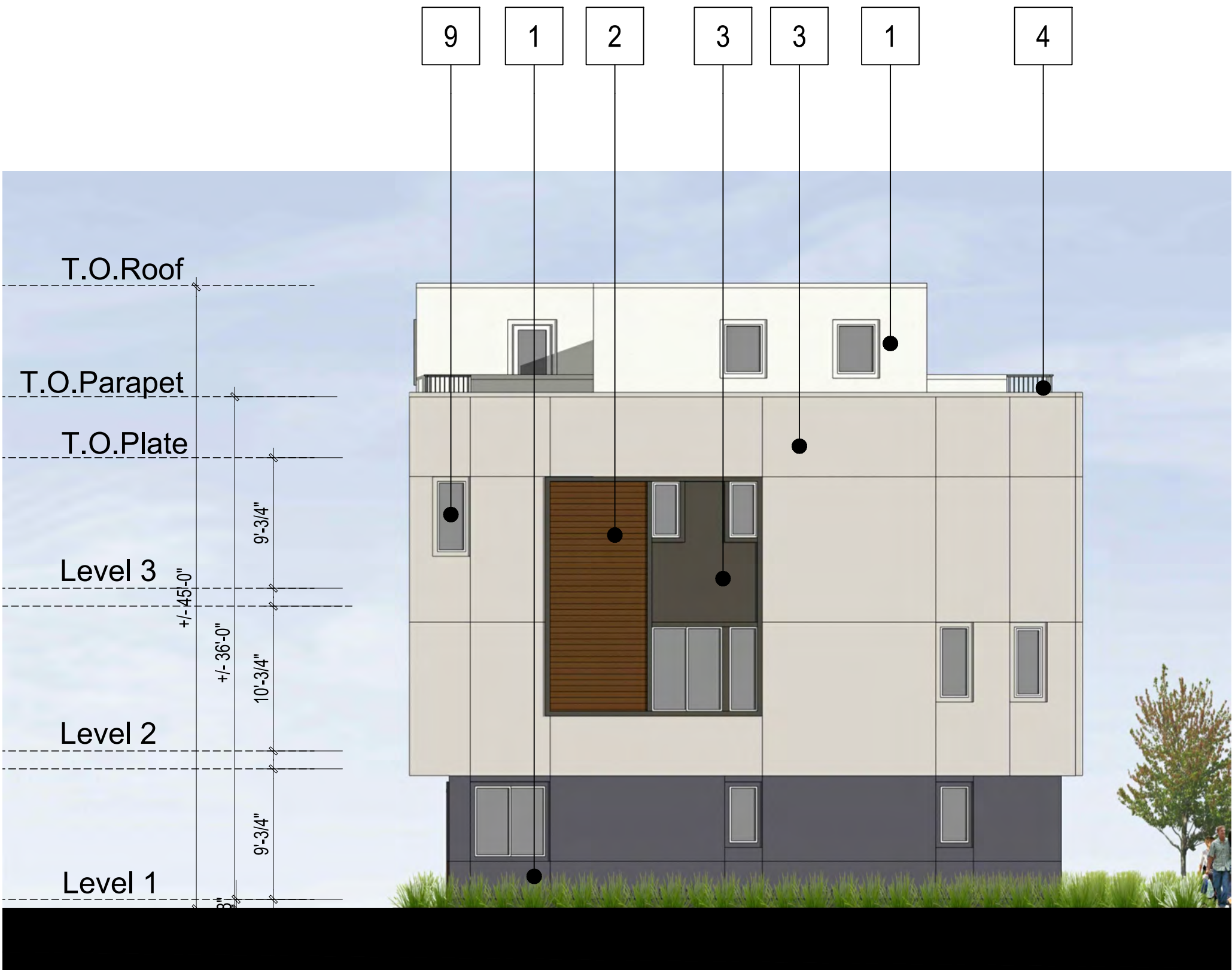
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2. FIBER CEMENT TONGUE AND GROOVE SIDING, PAINT FINISH
3. STUCCO-SMOOTH FINISH
4. METAL RAILING, PAINT FINISH
5. GARAGE DOOR
6. LIGHT FIXTURE & UNIT ADDRESS
7. ENTRY DOOR
8. STONE VENEER
9. VINYL WINDOW
10. METAL CANOPY
11. TRELLIS



3.FRONT RIGHT PERSPECTIVE



KEY MAP



2.LEFT ELEVATION



1.RIGHT ELEVATION

MATERIAL LEGEND

1. STUCCO-FINE SAND FINISH
2. FIBER CEMENT TONGUE AND GROOVE SIDING, PAINT FINISH
3. STUCCO-SMOOTH FINISH
4. METAL RAILING, PAINT FINISH
5. GARAGE DOOR
6. LIGHT FIXTURE & UNIT ADDRESS
7. ENTRY DOOR
8. STONE VENEER
9. VINYL WINDOW
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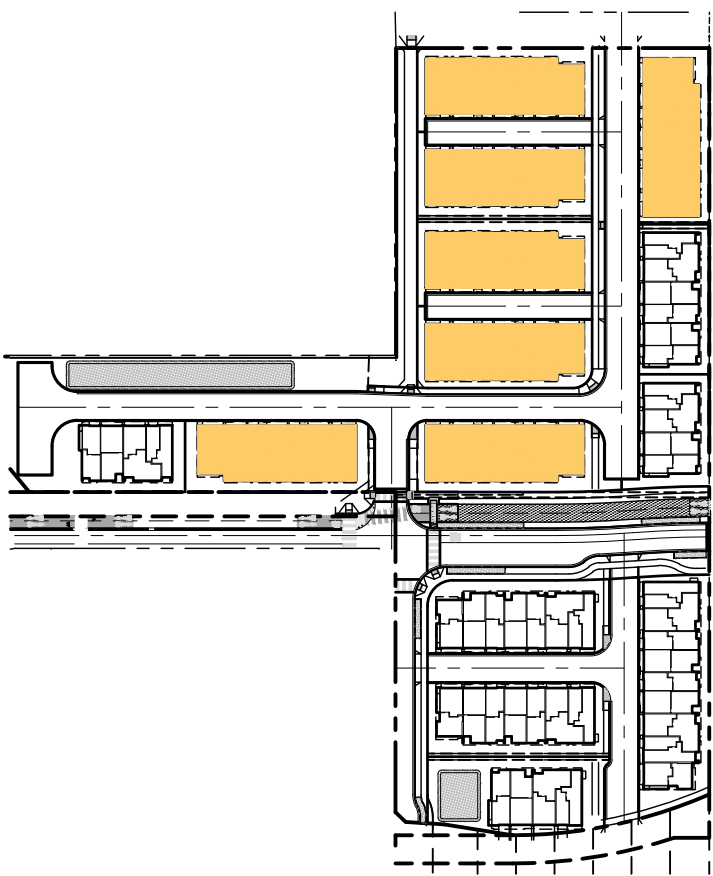


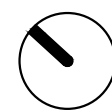
7-PLEX BUILDING ELEVATIONS
A STYLE

A2.3.1



2.REAR RIGHT PERSPECTIVE



KEY MAP 

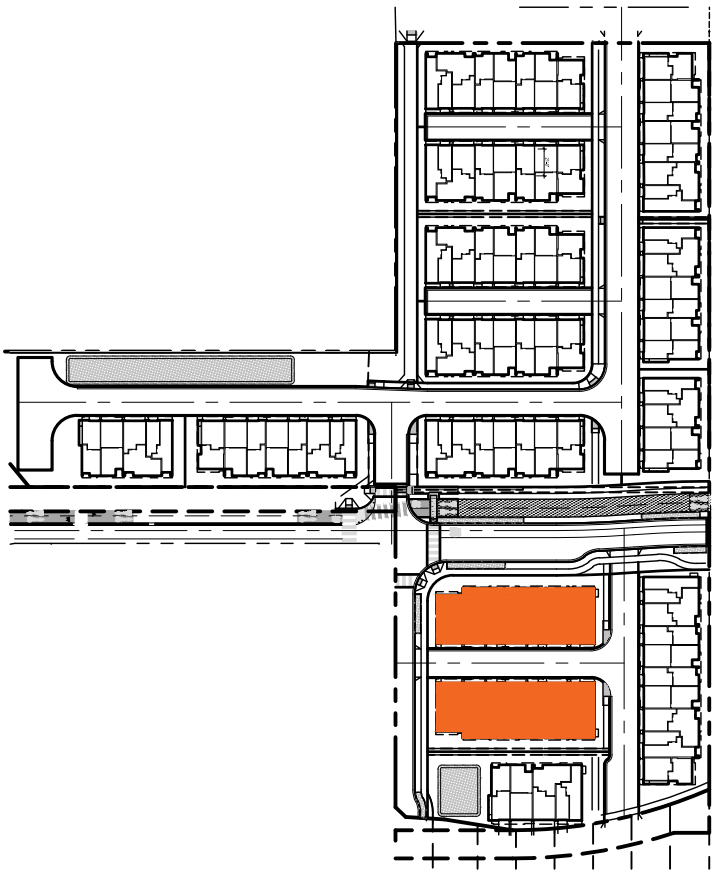


1.REAR ELEVATION

- MATERIAL LEGEND
- 1. STUCCO-FINE SAND FINISH
 - 2. FIBER CEMENT TONGUE AND GROOVE SIDING, PAINT FINISH
 - 3. STUCCO-SMOOTH FINISH
 - 4. METAL RAILING, PAINT FINISH
 - 5. GARAGE DOOR
 - 6. LIGHT FIXTURE & UNIT ADDRESS
 - 7. ENTRY DOOR
 - 8. STONE VENEER
 - 9. VINYL WINDOW
 - 10. METAL CANOPY
 - 11. TRELLIS



2.FRONT LEFT PERSPECTIVE



KEY MAP



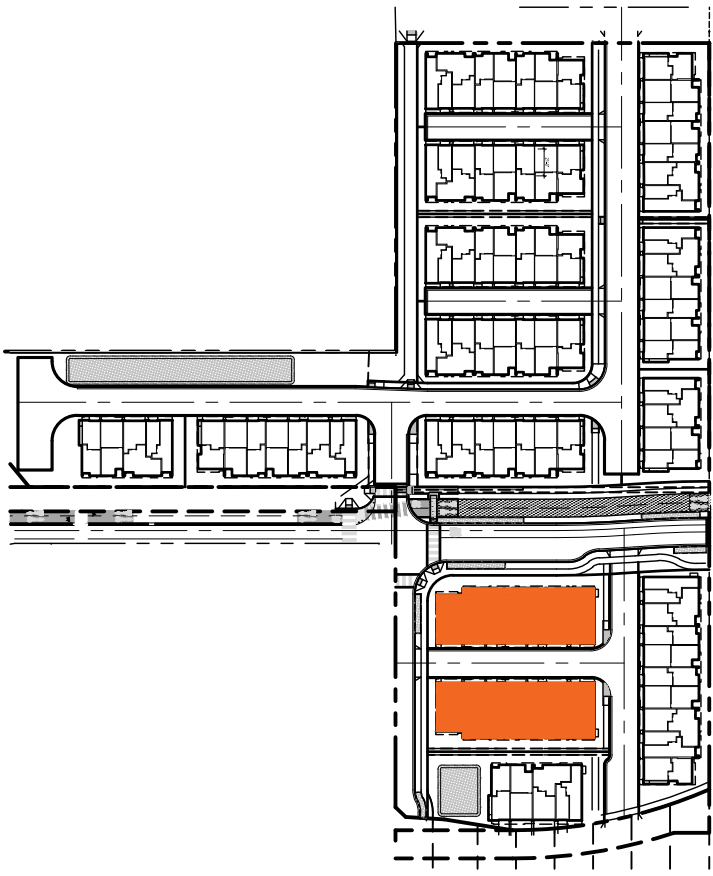
1.FRONT ELEVATION

MATERIAL LEGEND

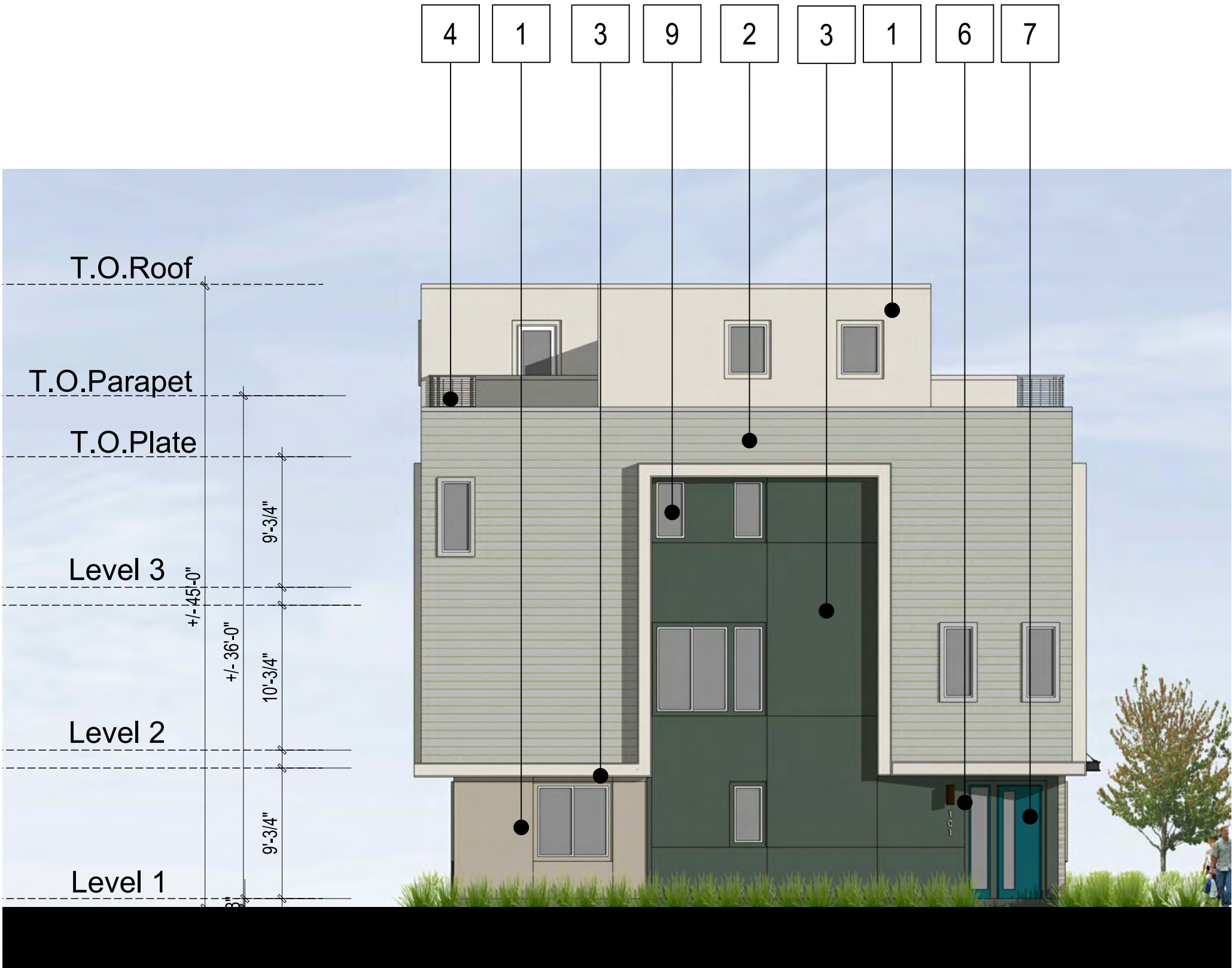
- 1. STUCCO-FINE SAND FINISH
- 2. FIBER CEMENT TONGUE AND GROOVE SIDING, PAINT FINISH
- 3. STUCCO-SMOOTH FINISH
- 4. METAL RAILING, PAINT FINISH
- 5. GARAGE DOOR
- 6. LIGHT FIXTURE & UNIT ADDRESS
- 7. ENTRY DOOR
- 8. STONE VENEER
- 9. VINYL WINDOW
- 10. METAL CANOPY
- 11. TRELLIS



3.FRONT RIGHT PERSPECTIVE



KEY MAP



2.LEFT ELEVATION



1.RIGHT ELEVATION

- MATERIAL LEGEND
- 1. STUCCO-FINE SAND FINISH
 - 2. FIBER CEMENT TONGUE AND GROOVE SIDING, PAINT FINISH
 - 3. STUCCO-SMOOTH FINISH
 - 4. METAL RAILING, PAINT FINISH
 - 5. GARAGE DOOR
 - 6. LIGHT FIXTURE & UNIT ADDRESS
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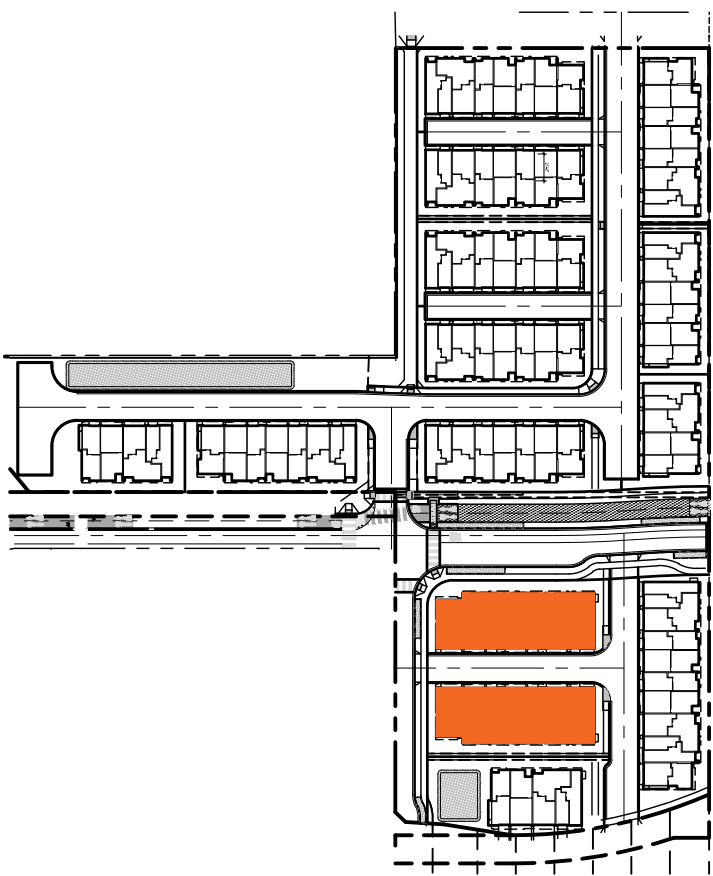


7-PLEX BUILDING ELEVATIONS
B STYLE

A2.4.1



2. REAR RIGHT PERSPECTIVE



KEY MAP

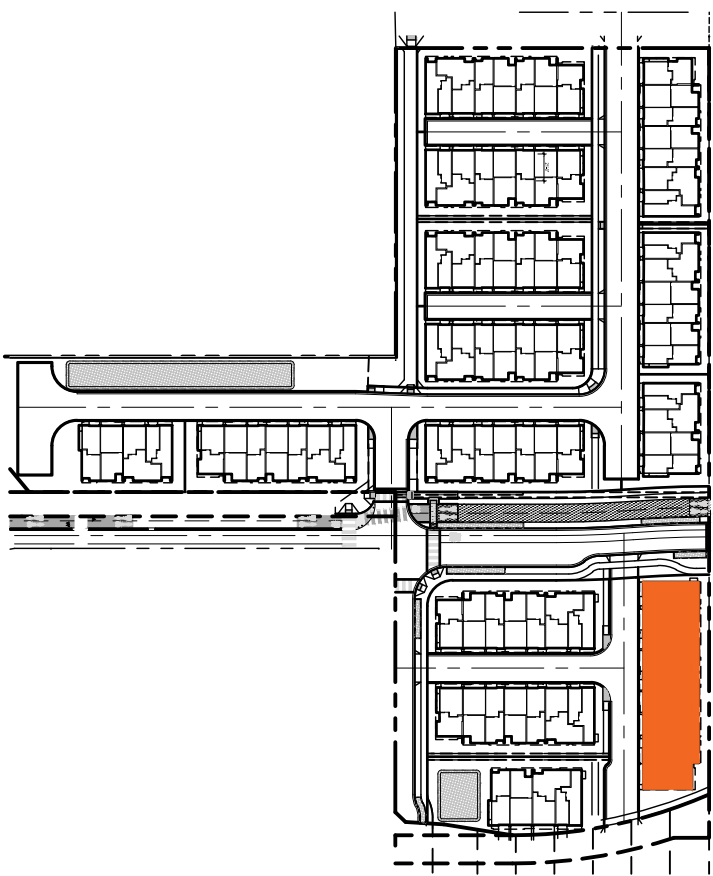


1. REAR ELEVATION

- MATERIAL LEGEND
- 1. STUCCO-FINE SAND FINISH
 - 2. FIBER CEMENT TONGUE AND GROOVE SIDING, PAINT FINISH
 - 3. STUCCO-SMOOTH FINISH
 - 4. METAL RAILING, PAINT FINISH
 - 5. GARAGE DOOR
 - 6. LIGHT FIXTURE & UNIT ADDRESS
 - 7. ENTRY DOOR
 - 8. STONE VENEER
 - 9. VINYL WINDOW
 - 10. METAL CANOPY
 - 11. TRELLIS



2.FRONT LEFT PERSPECTIVE



KEY MAP



1.FRONT ELEVATION

- MATERIAL LEGEND
- 1. STUCCO-FINE SAND FINISH
 - 2. FIBER CEMENT TONGUE AND GROOVE SIDING, PAINT FINISH
 - 3. STUCCO-SMOOTH FINISH
 - 4. METAL RAILING, PAINT FINISH
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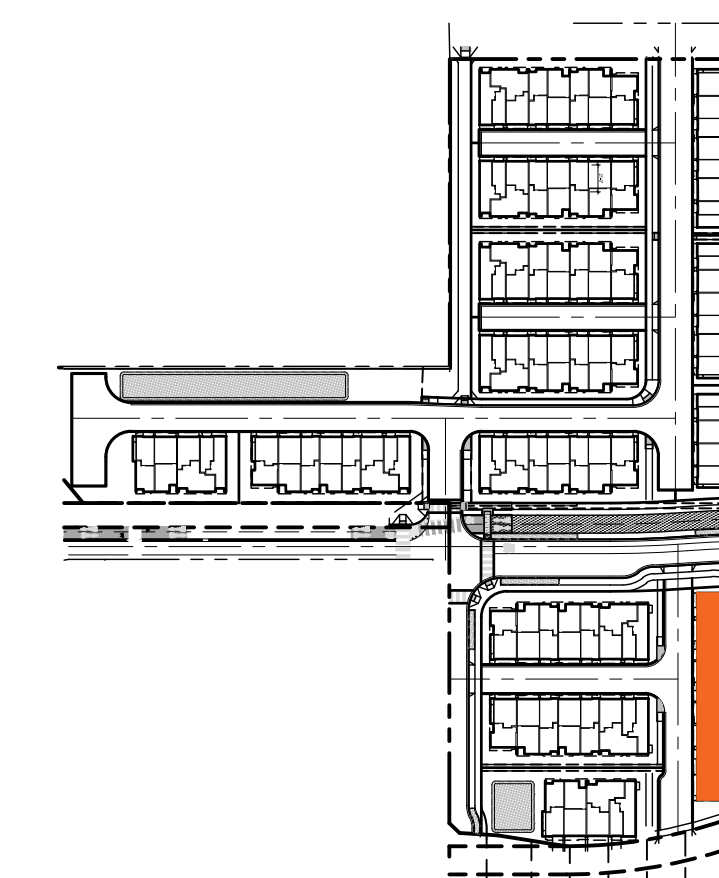


9-PLEX BUILDING ELEVATIONS
B STYLE

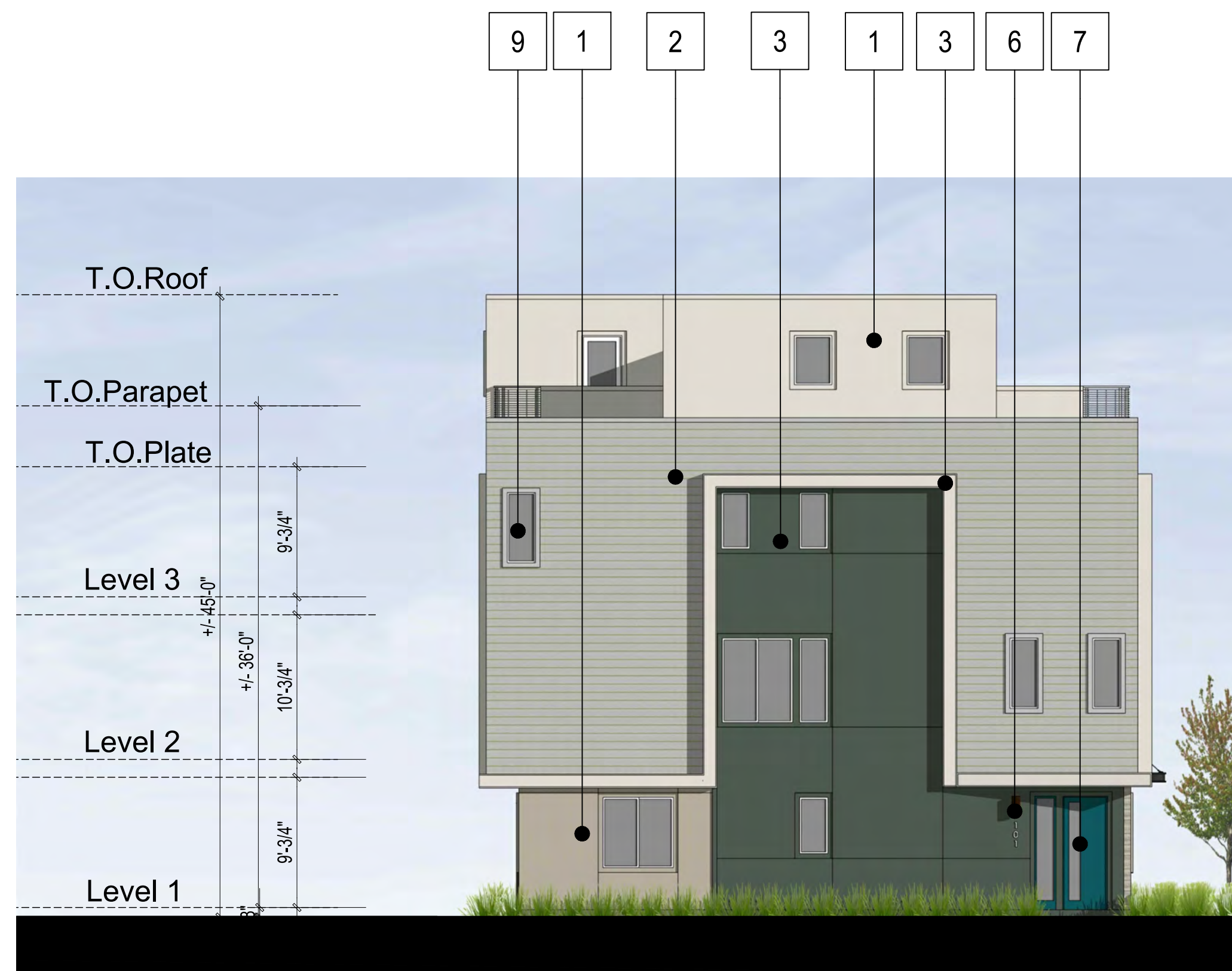
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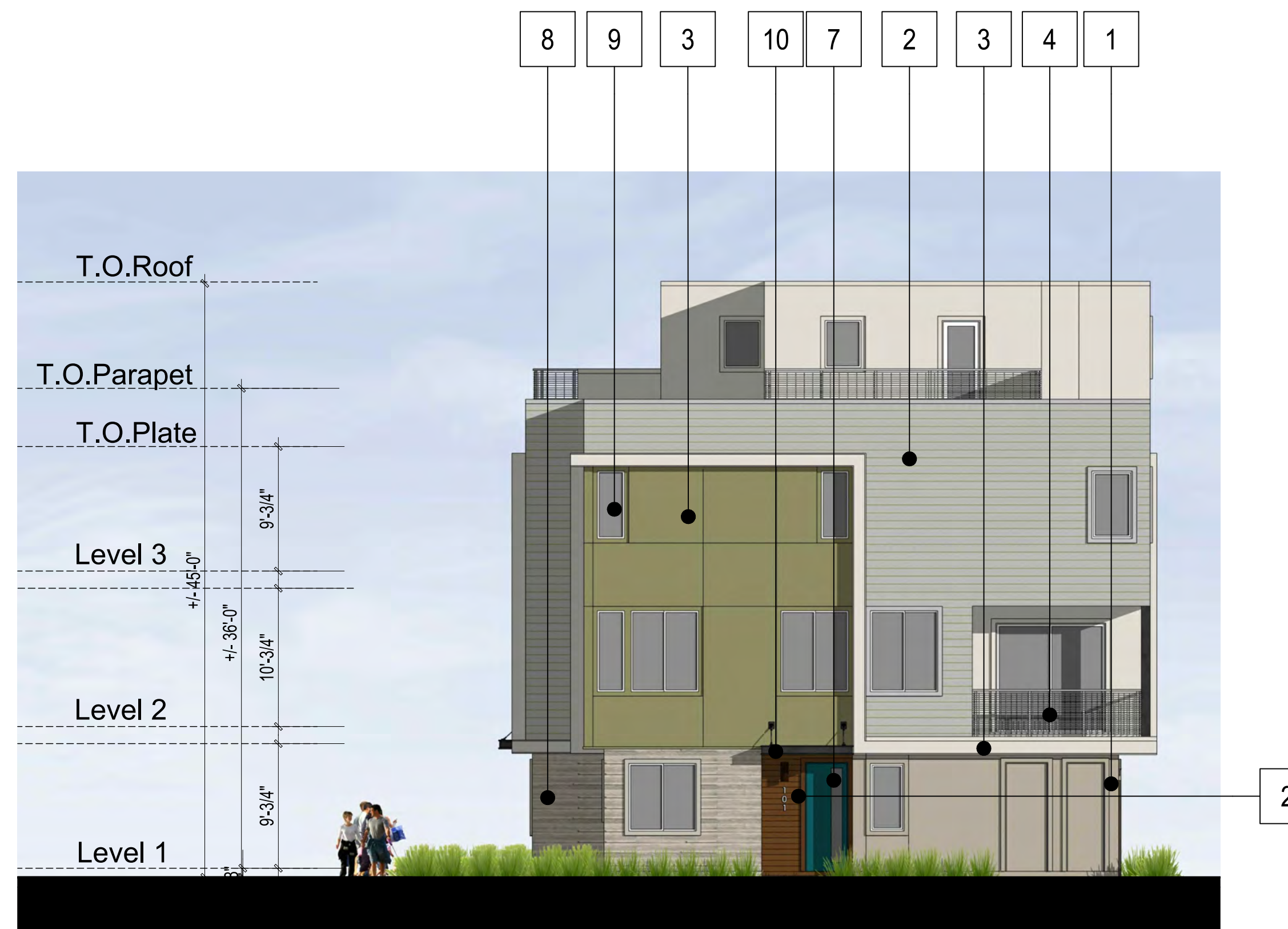
3.FRONT RIGHT PERSPECTIVE



KEY MAP



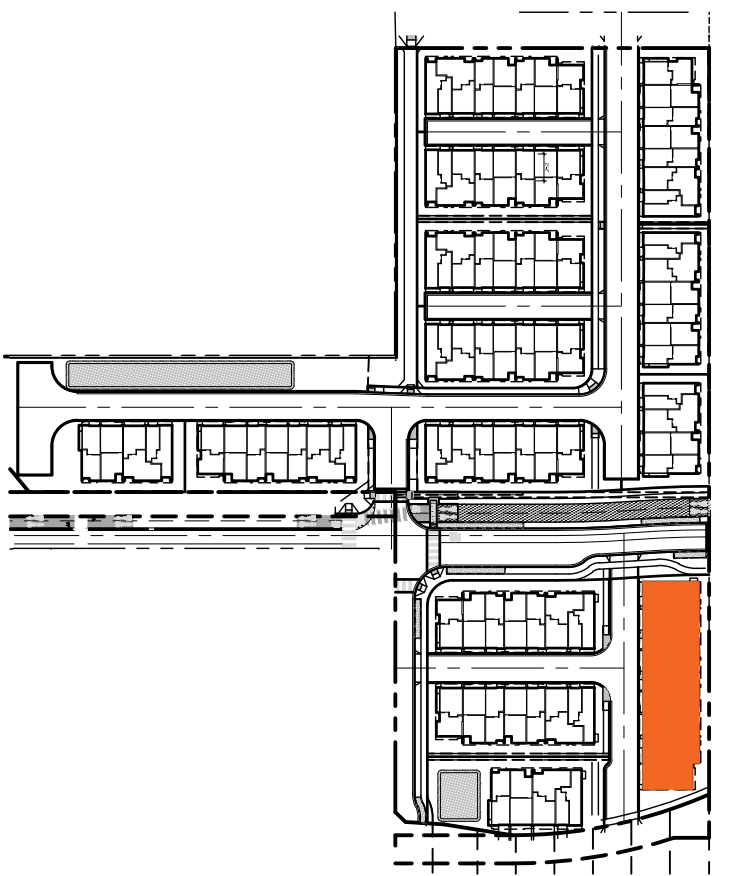
2.LEFT ELEVATION



1.RIGHT ELEVATION

MATERIAL LEGEND

1. STUCCO-FINE SAND FINISH
2. FIBER CEMENT TONGUE AND GROOVE SIDING, PAINT FINISH
3. STUCCO-SMOOTH FINISH
4. METAL RAILING, PAINT FINISH
5. GARAGE DOOR
6. LIGHT FIXTURE & UNIT ADDRESS
7. ENTRY DOOR
8. STONE VENEER
9. VINYL WINDOW
10. METAL CANOPY
11. TRELLIS



KEY MAP

2.REAR RIGHT PERSPECTIVE



- MATERIAL LEGEND
- 1. STUCCO-FINE SAND FINISH
 - 2. FIBER CEMENT TONGUE AND GROOVE SIDING, PAINT FINISH
 - 3. STUCCO-SMOOTH FINISH
 - 4. METAL RAILING, PAINT FINISH
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 - 7. ENTRY DOOR
 - 8. STONE VENEER
 - 9. VINYL WINDOW
 - 10. METAL CANOPY
 - 11. TRELLIS

1.REAR ELEVATION

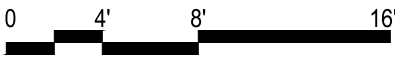


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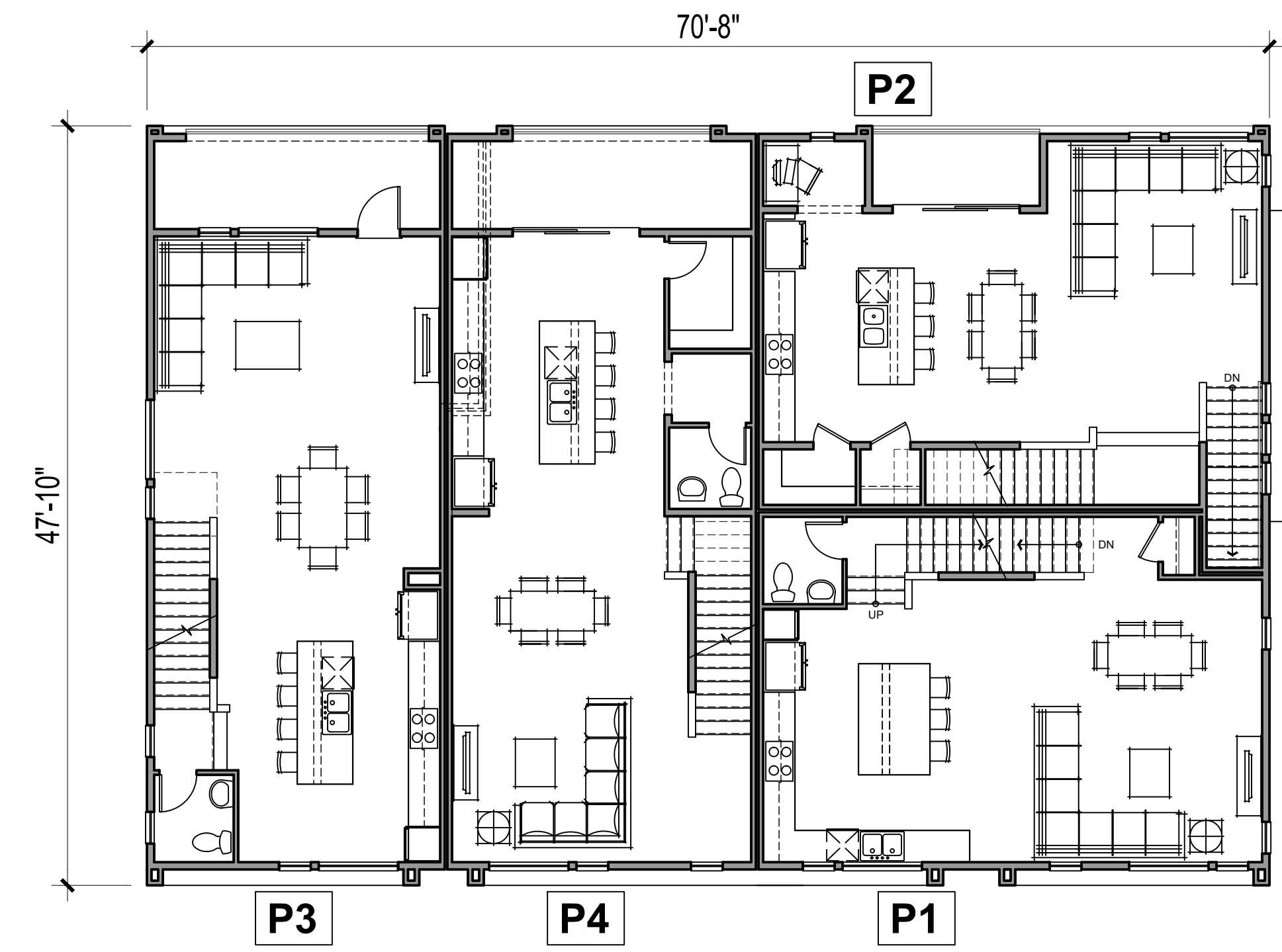
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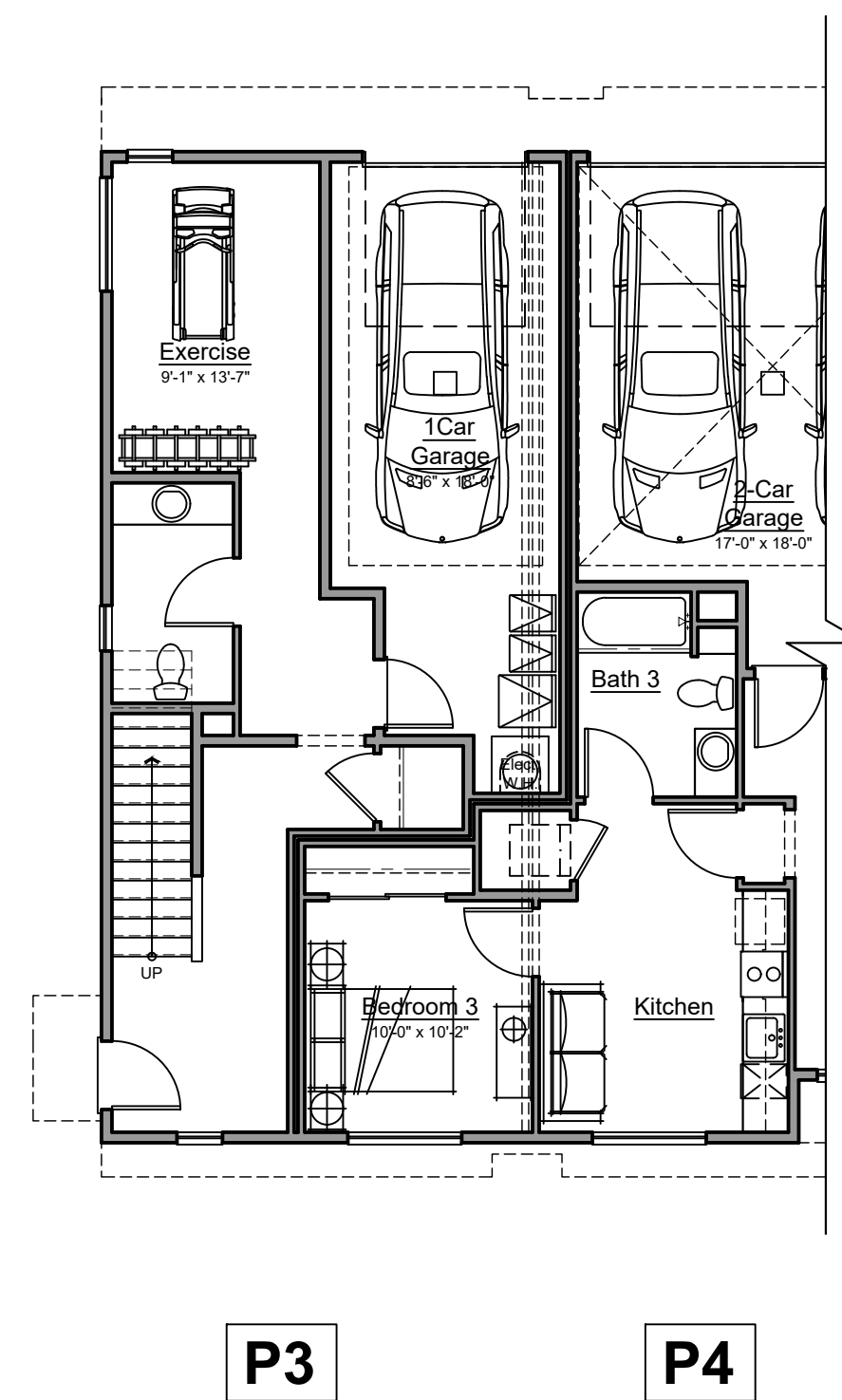


9-PLEX BUILDING ELEVATIONS
B STYLE

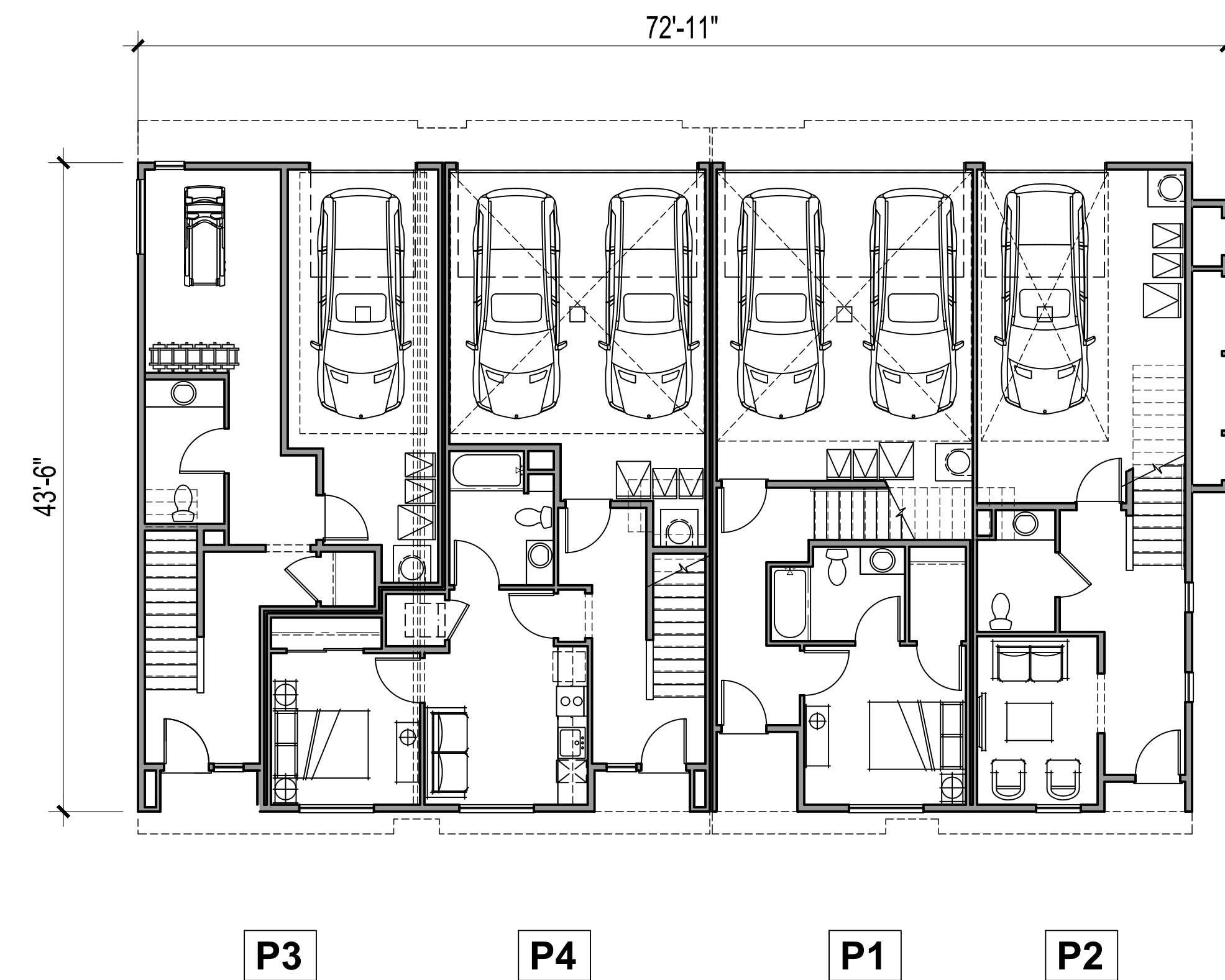
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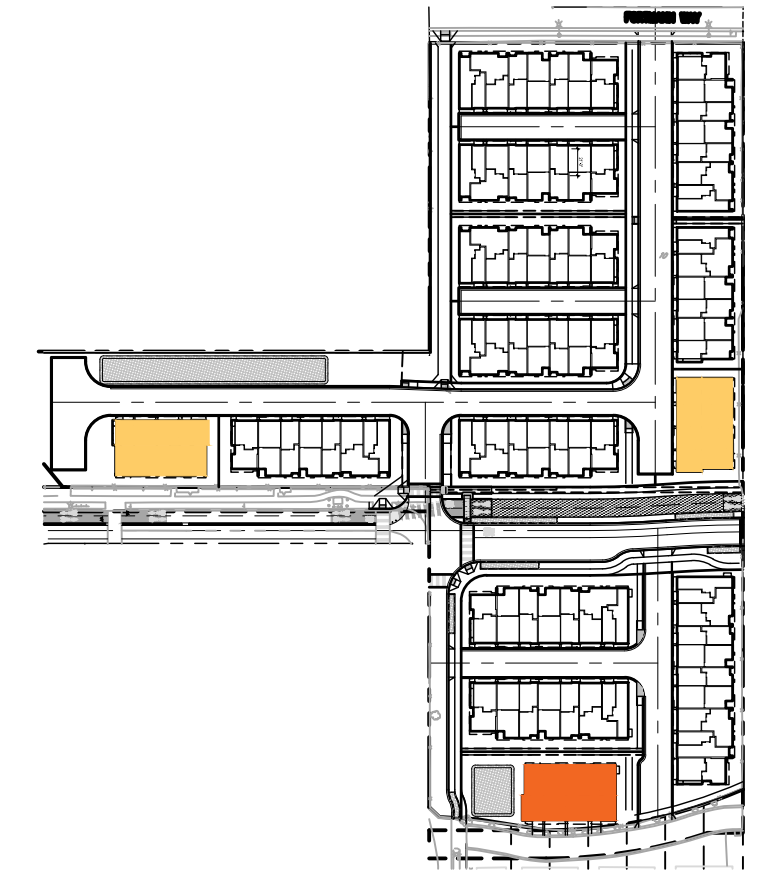
LEVEL 2



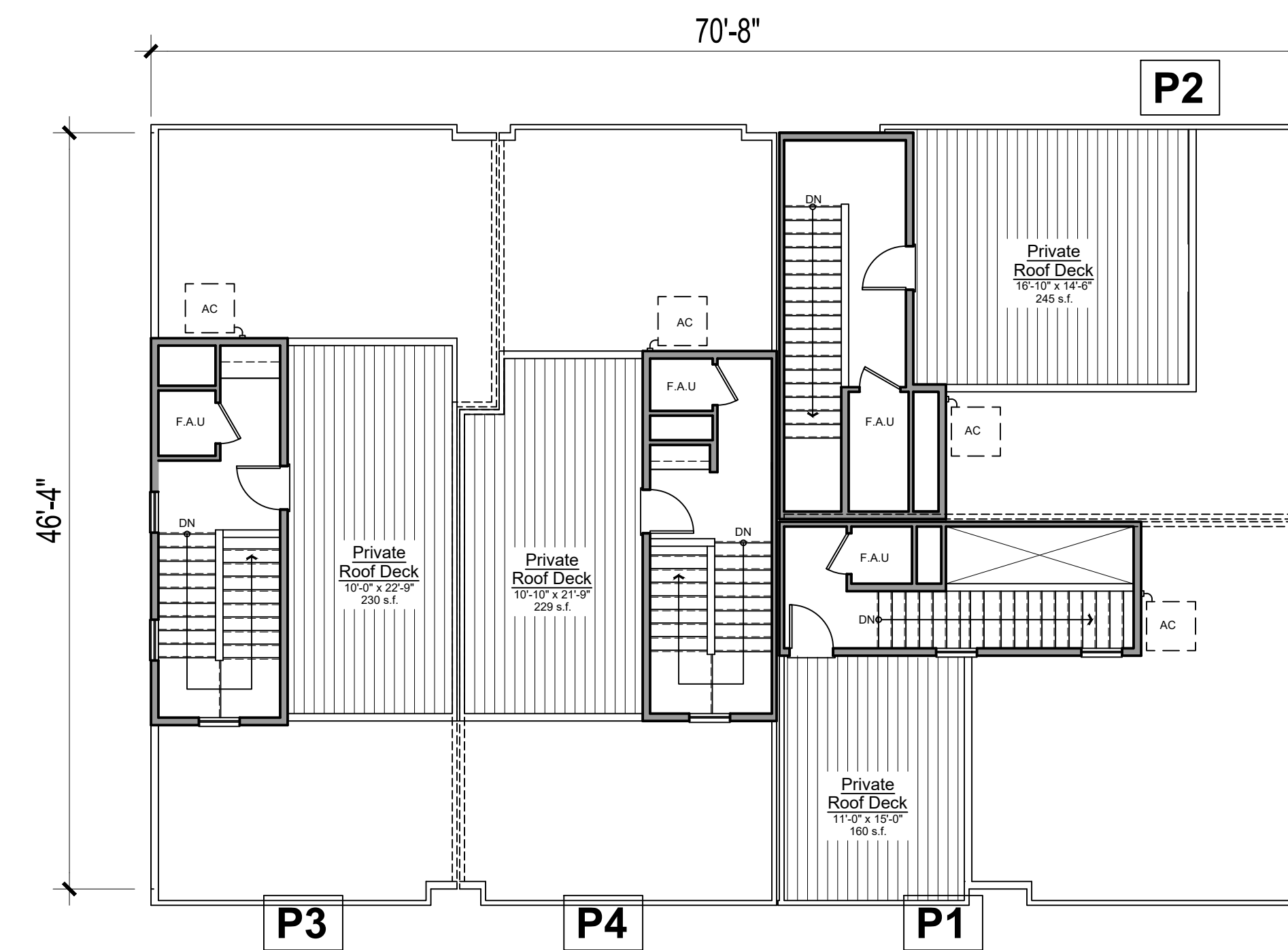
LEVEL 1 - STYLE "B"



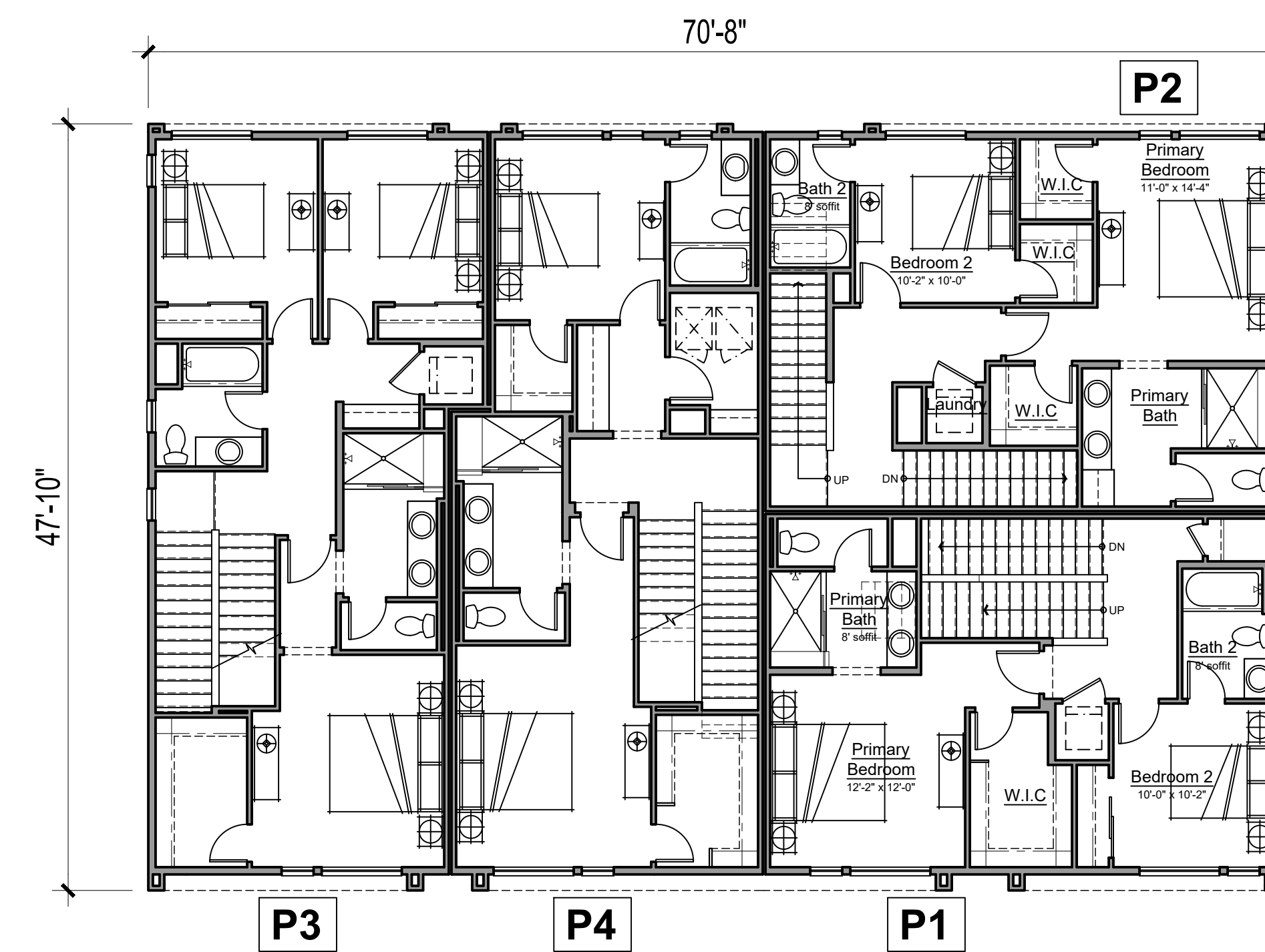
LEVEL 1 - STYLE "A"



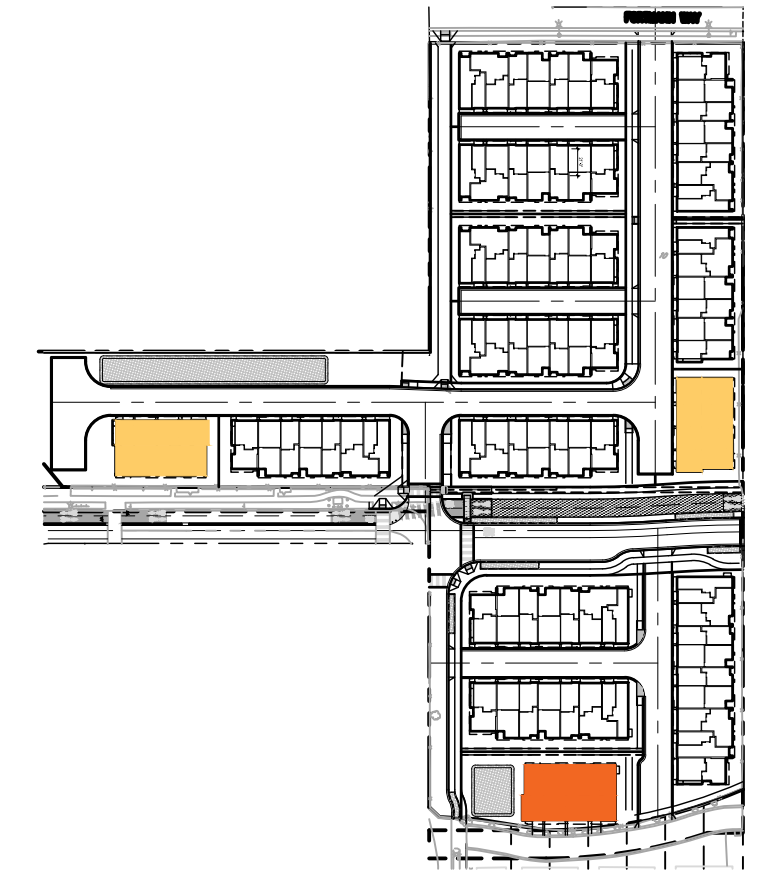
KEY MAP



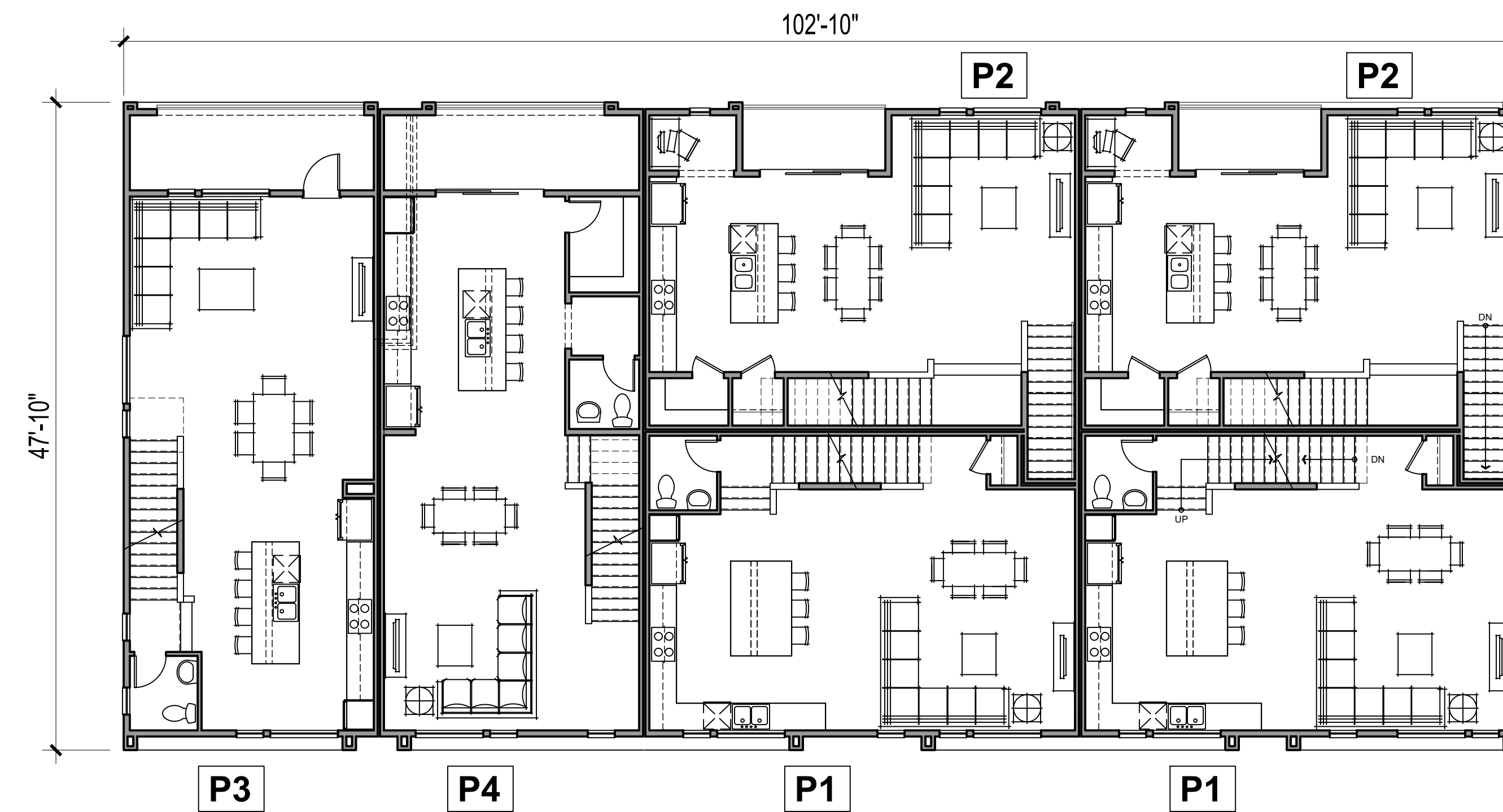
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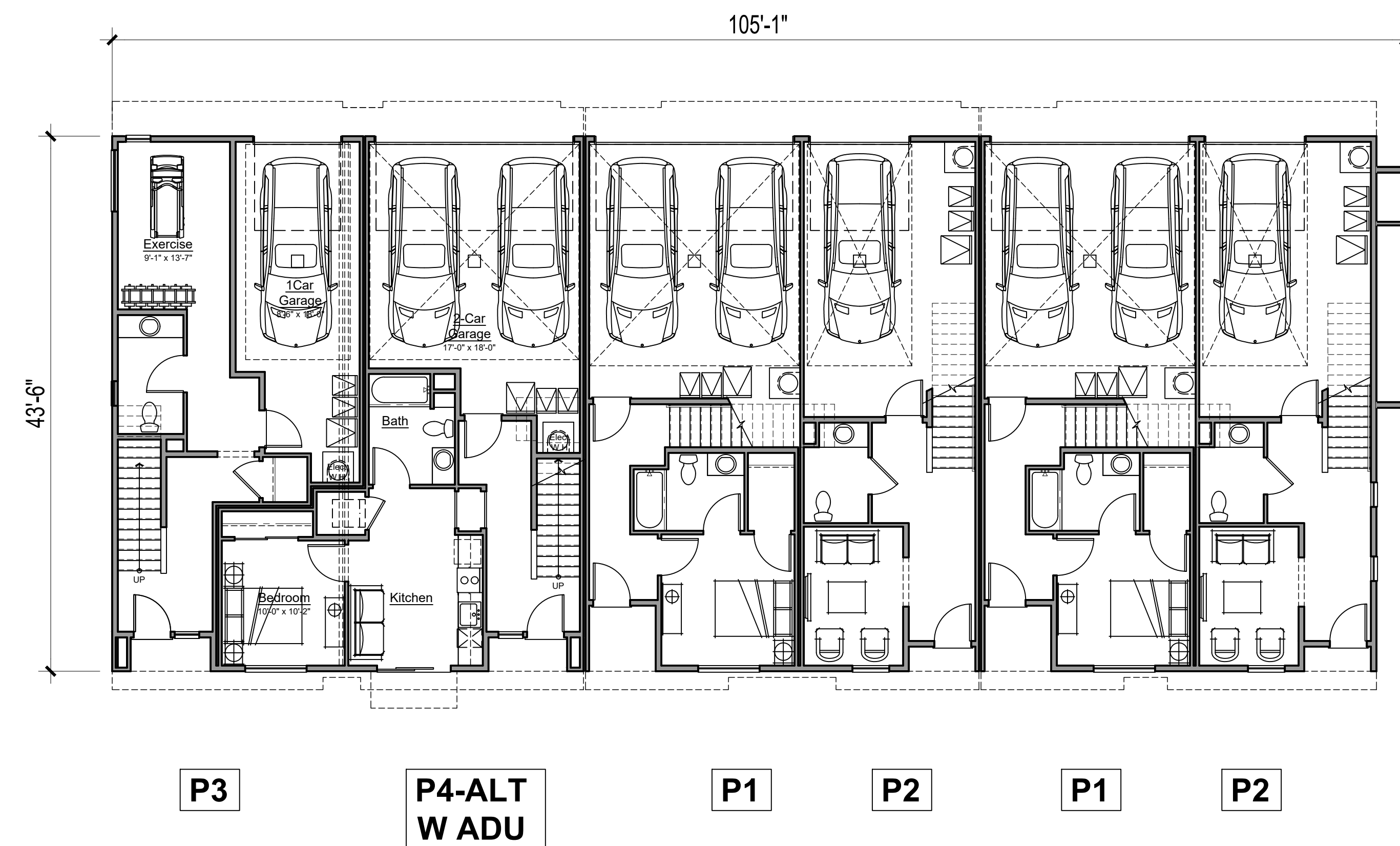
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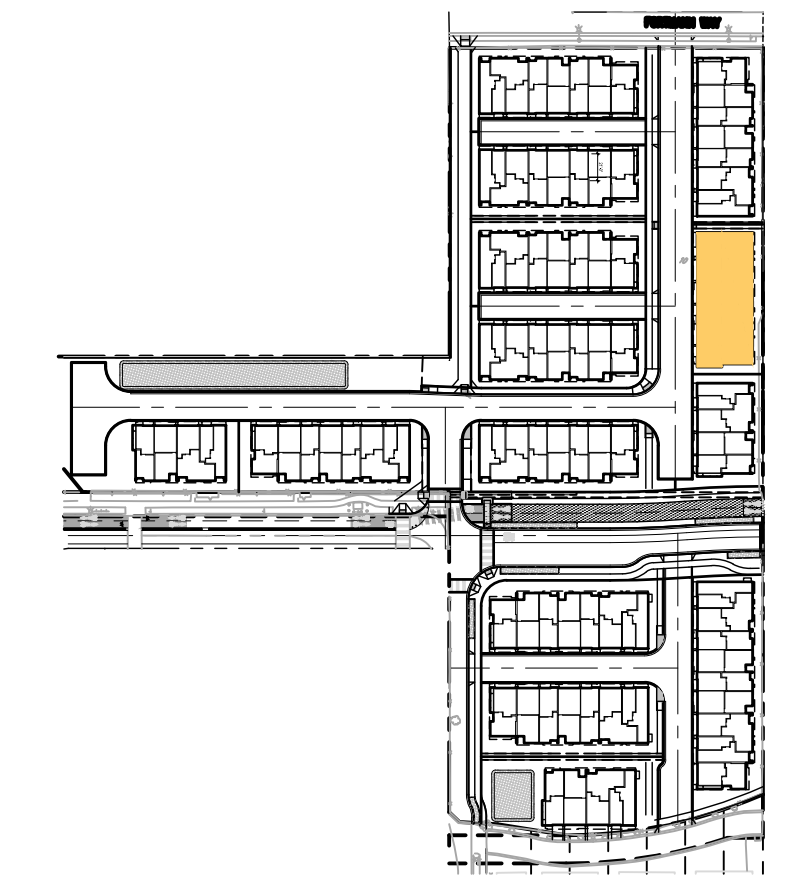
KEY MAP



LEVEL 2



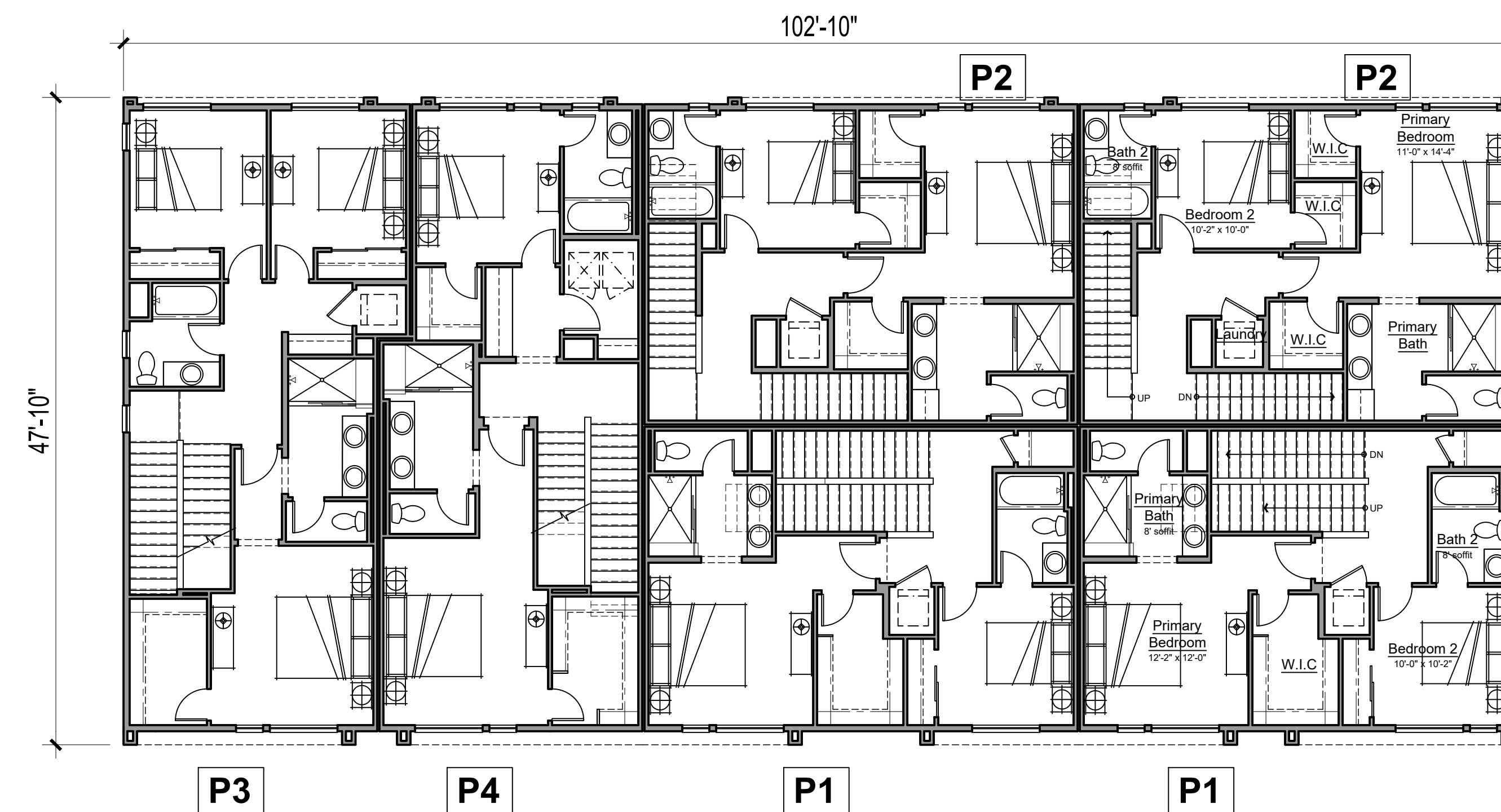
LEVEL 1 - STYLE "A"



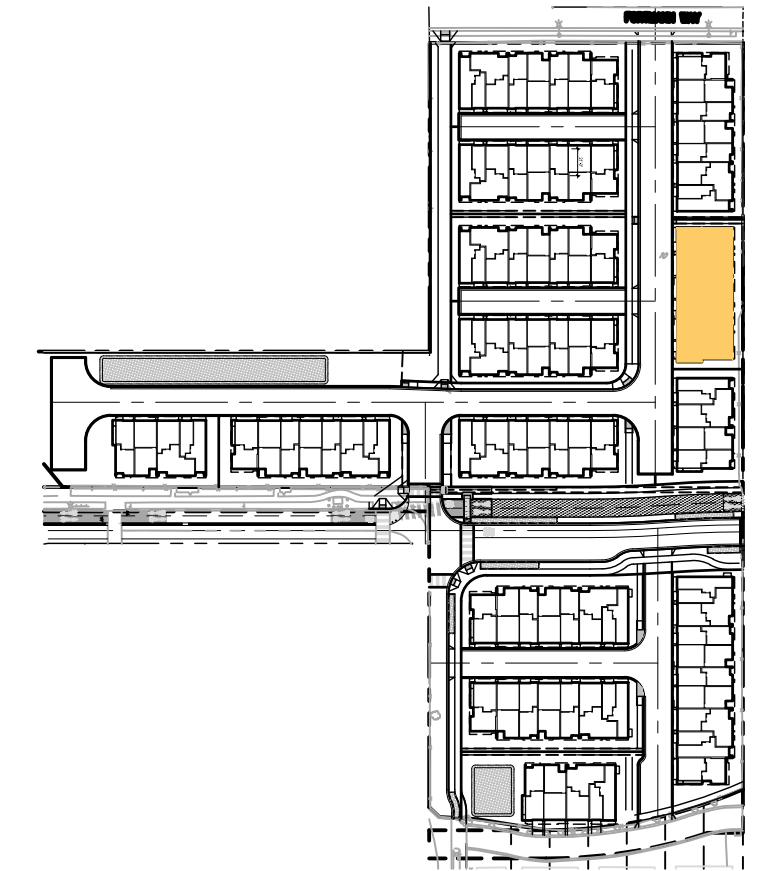
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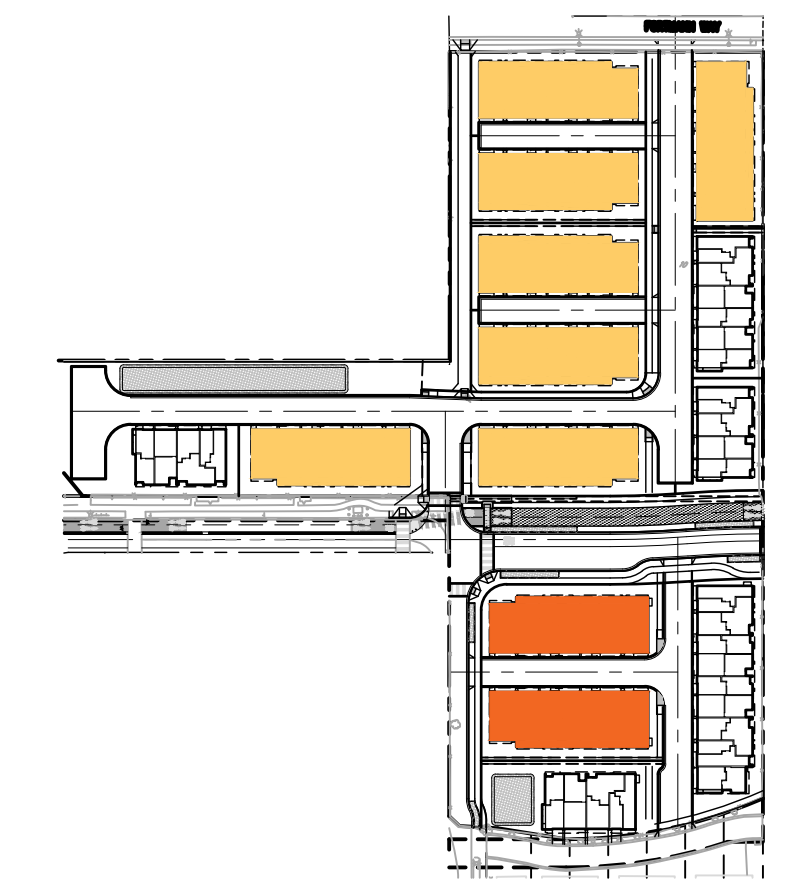
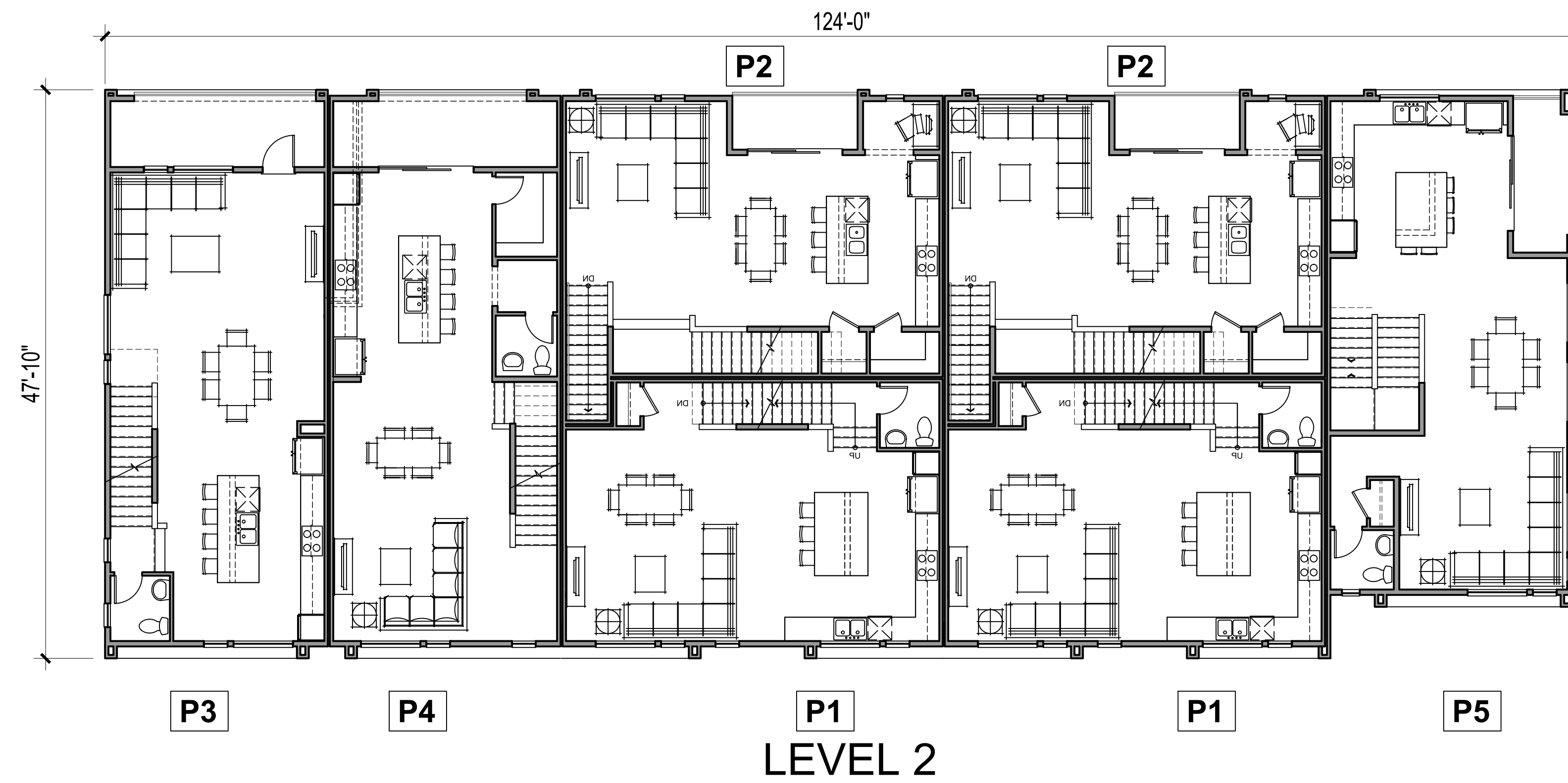
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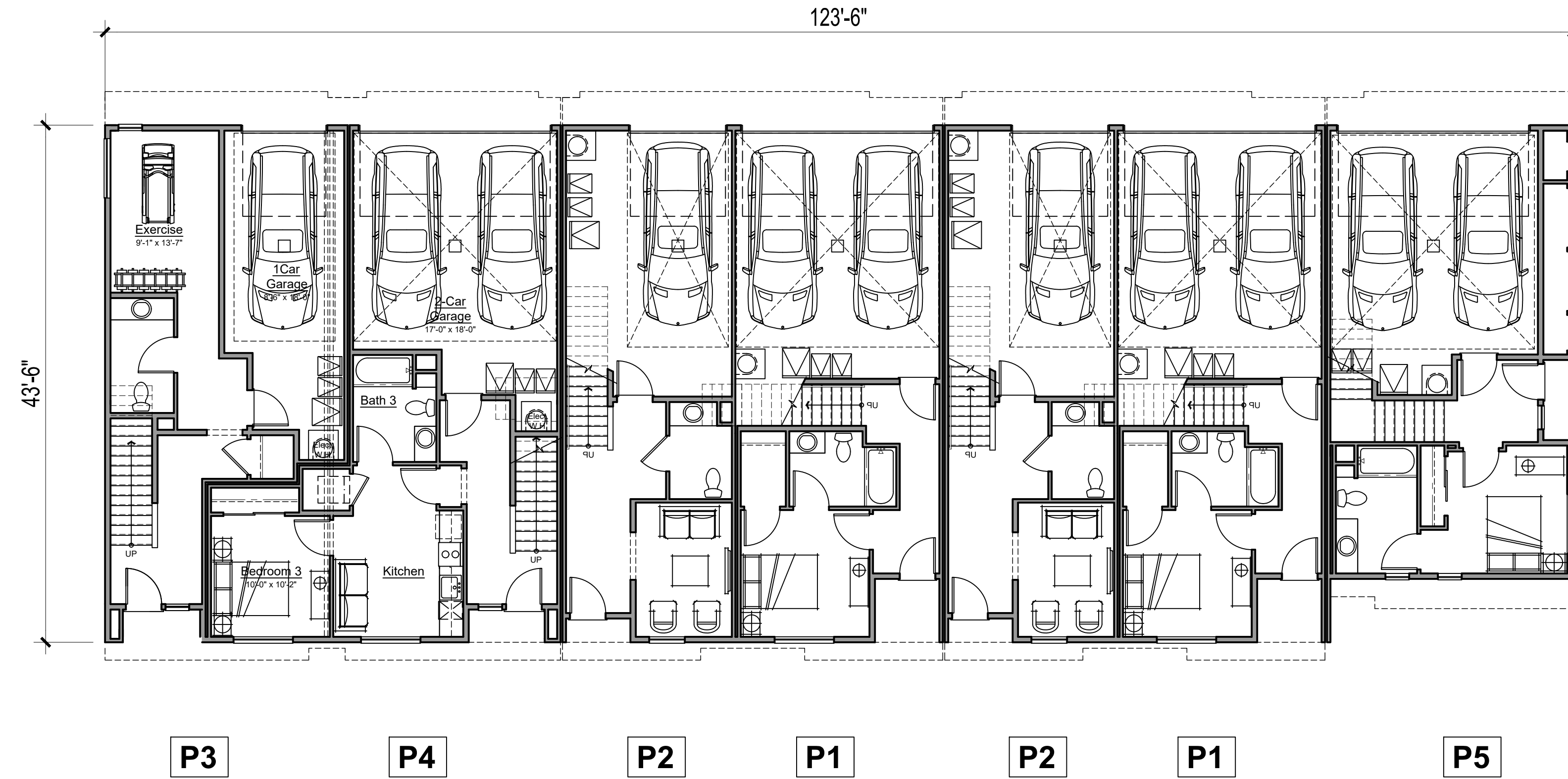
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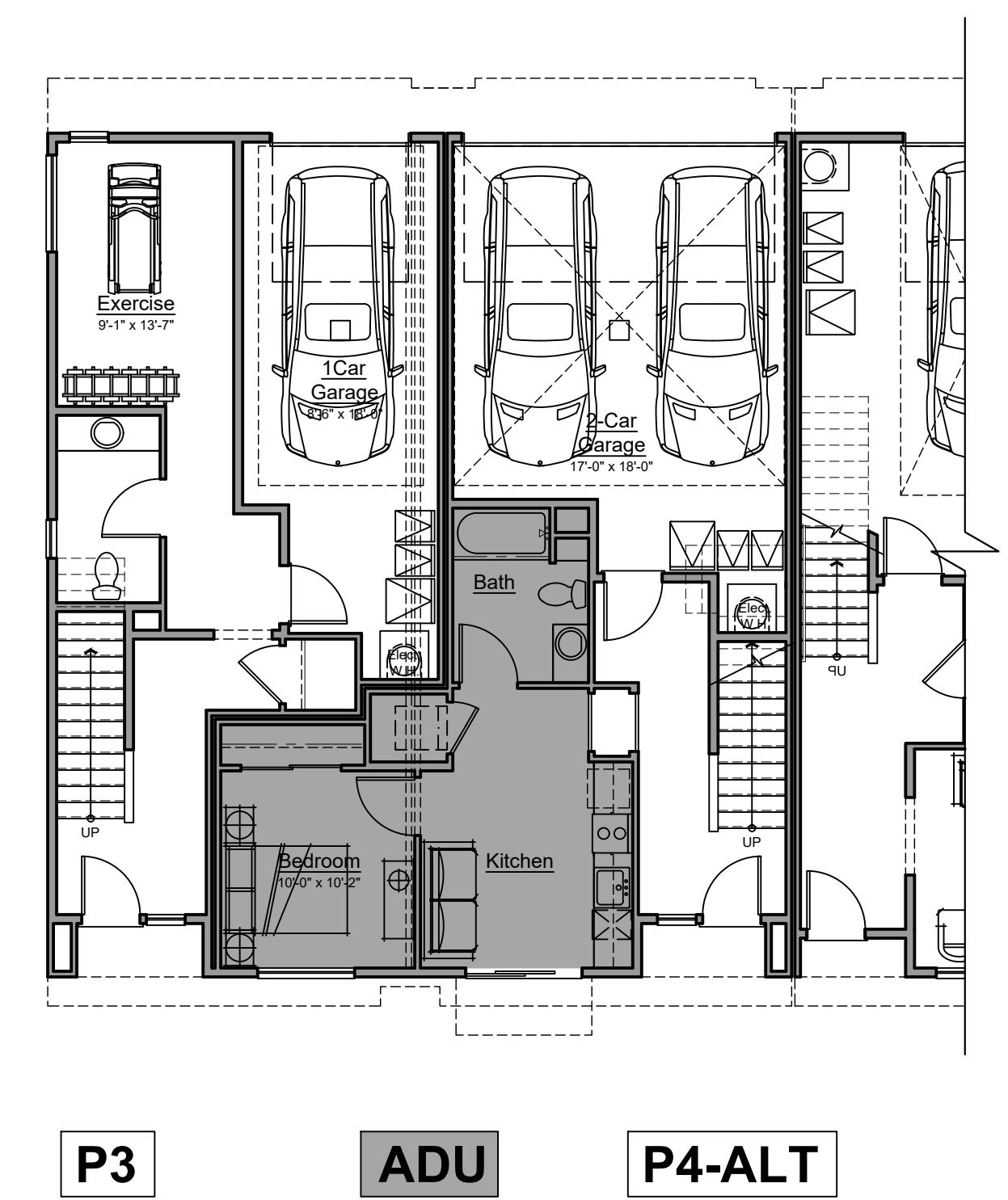
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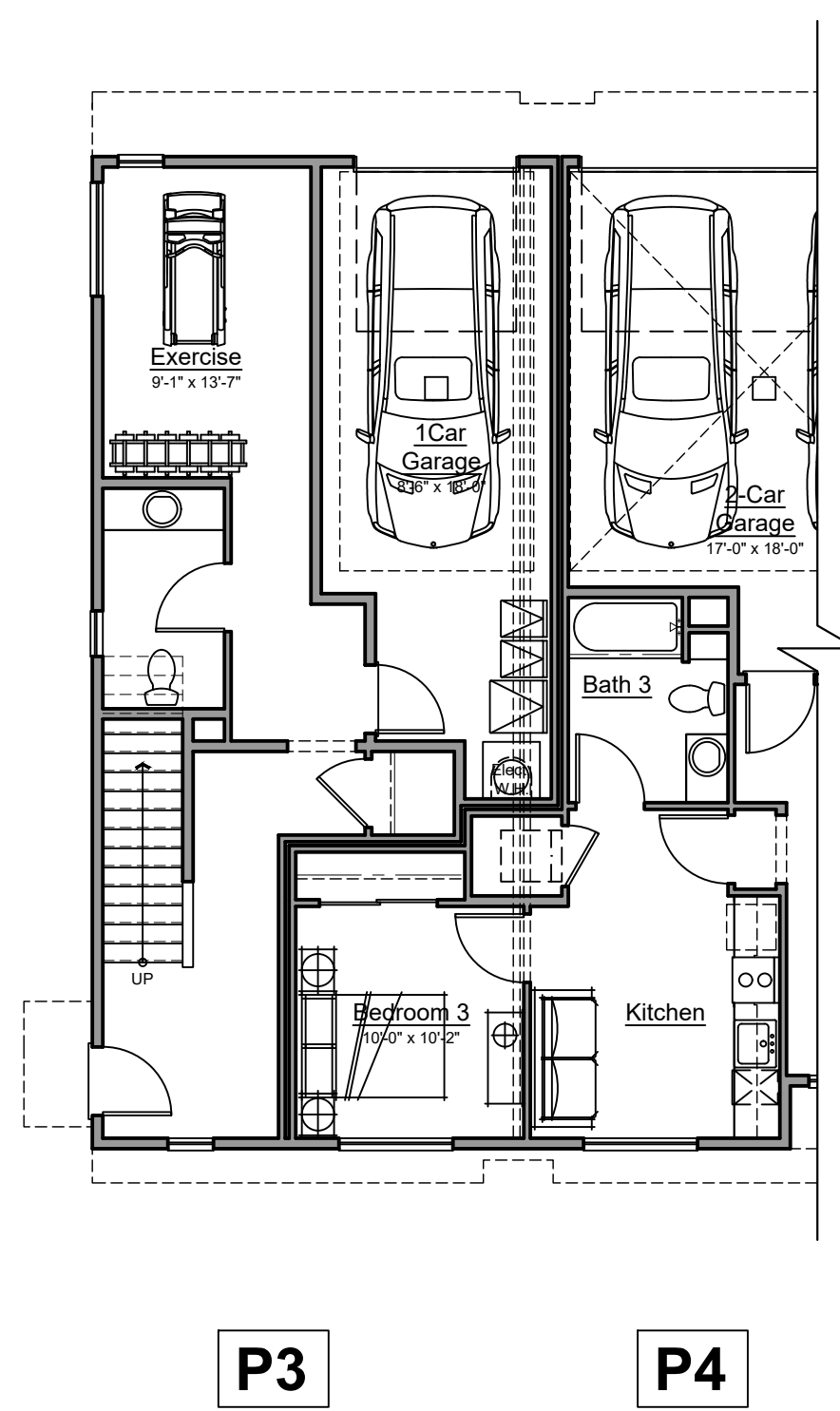
KEY MAP



LEVEL 1-STYLE "A"



LEVEL 1-7 PLEX W ADU



LEVEL 1-STYLE "B"



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TRUMARKHOMES

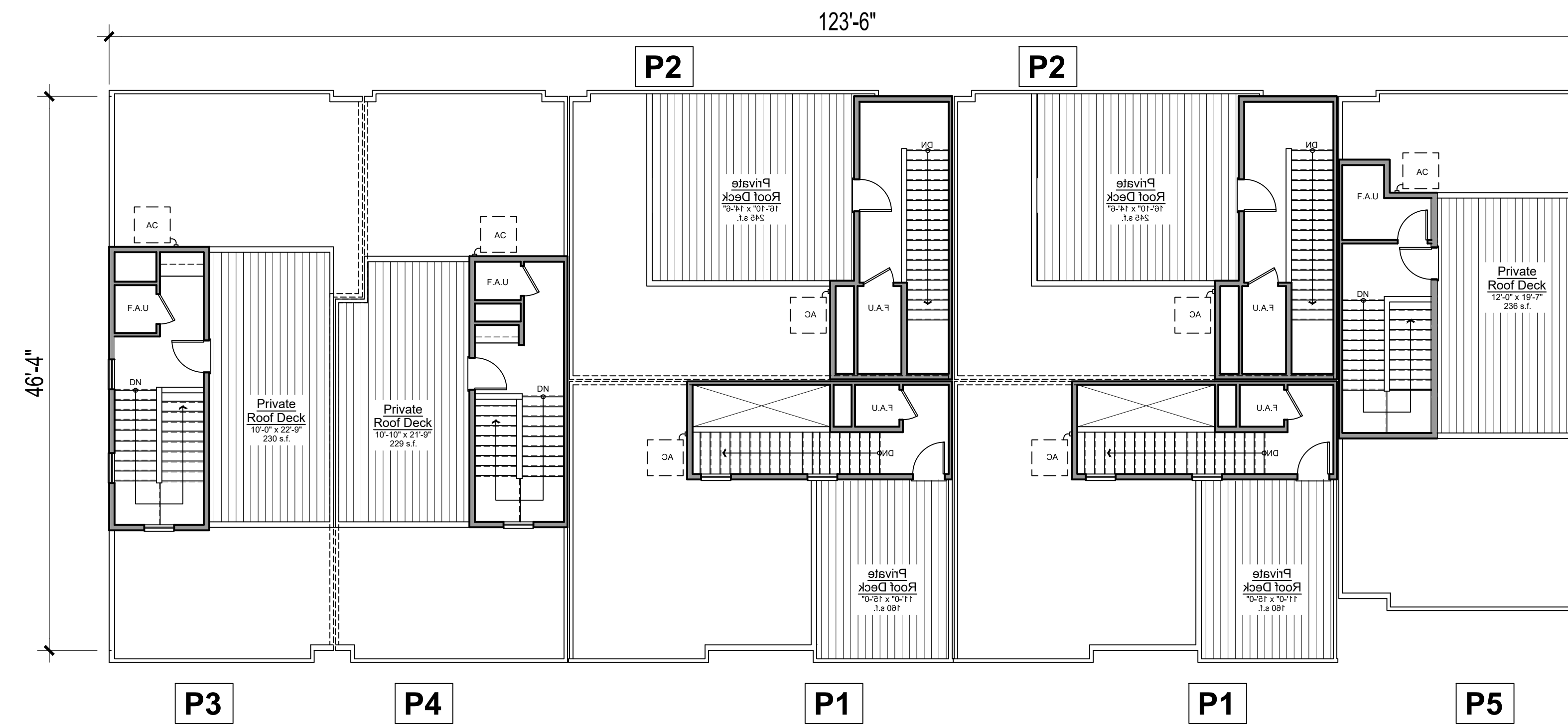
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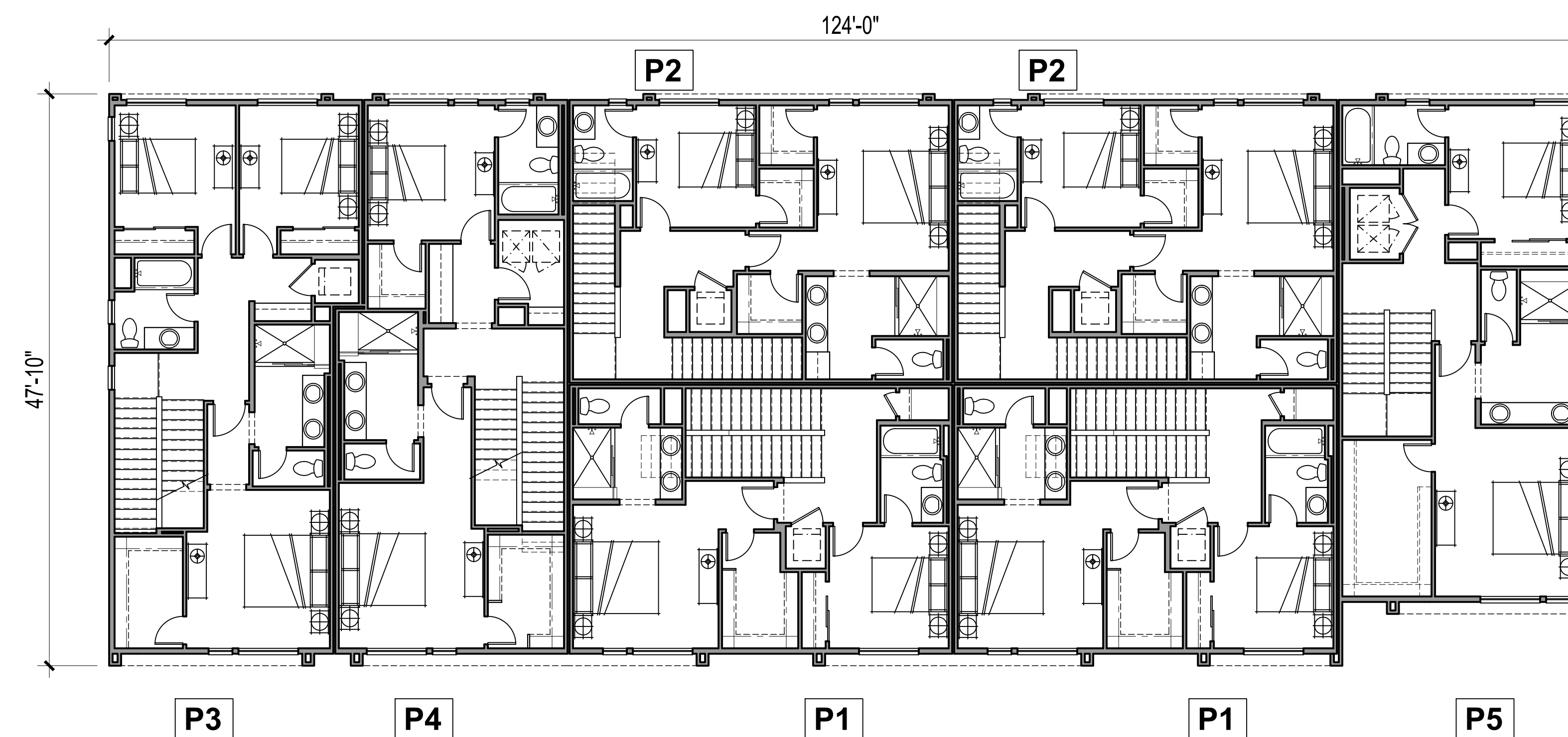


7-PLEX BUILDING PLANS

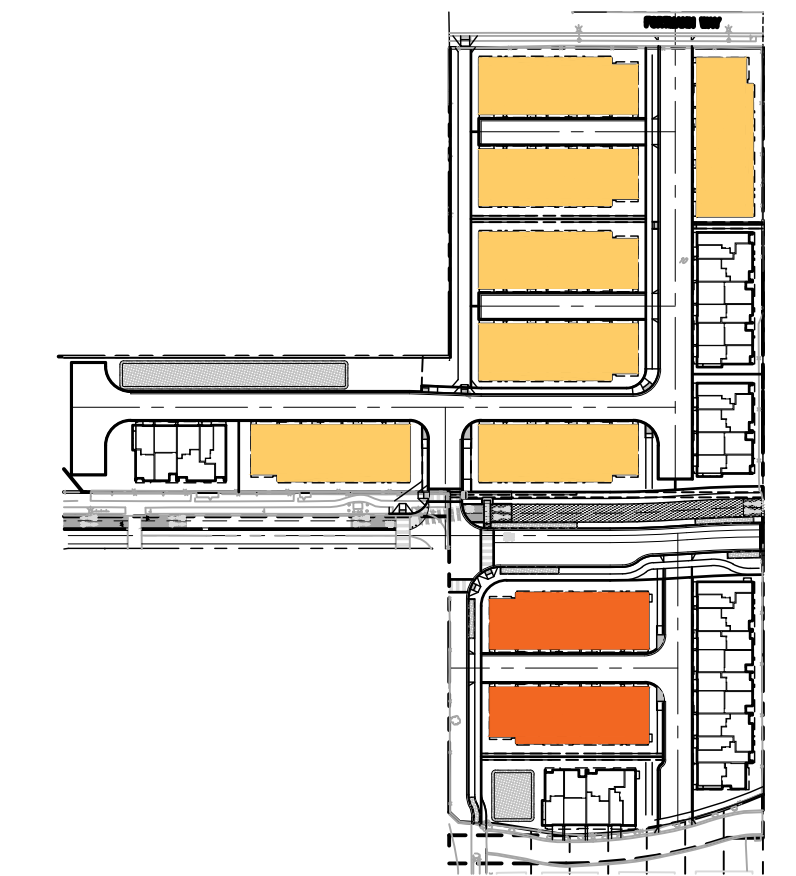
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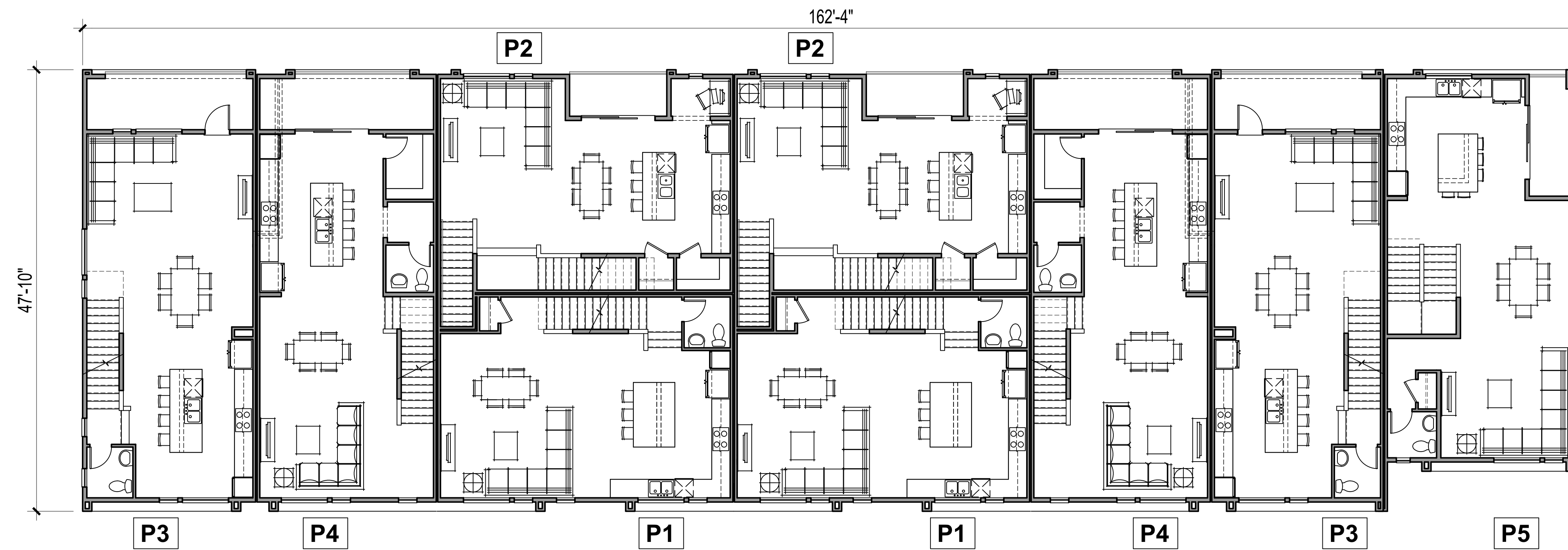
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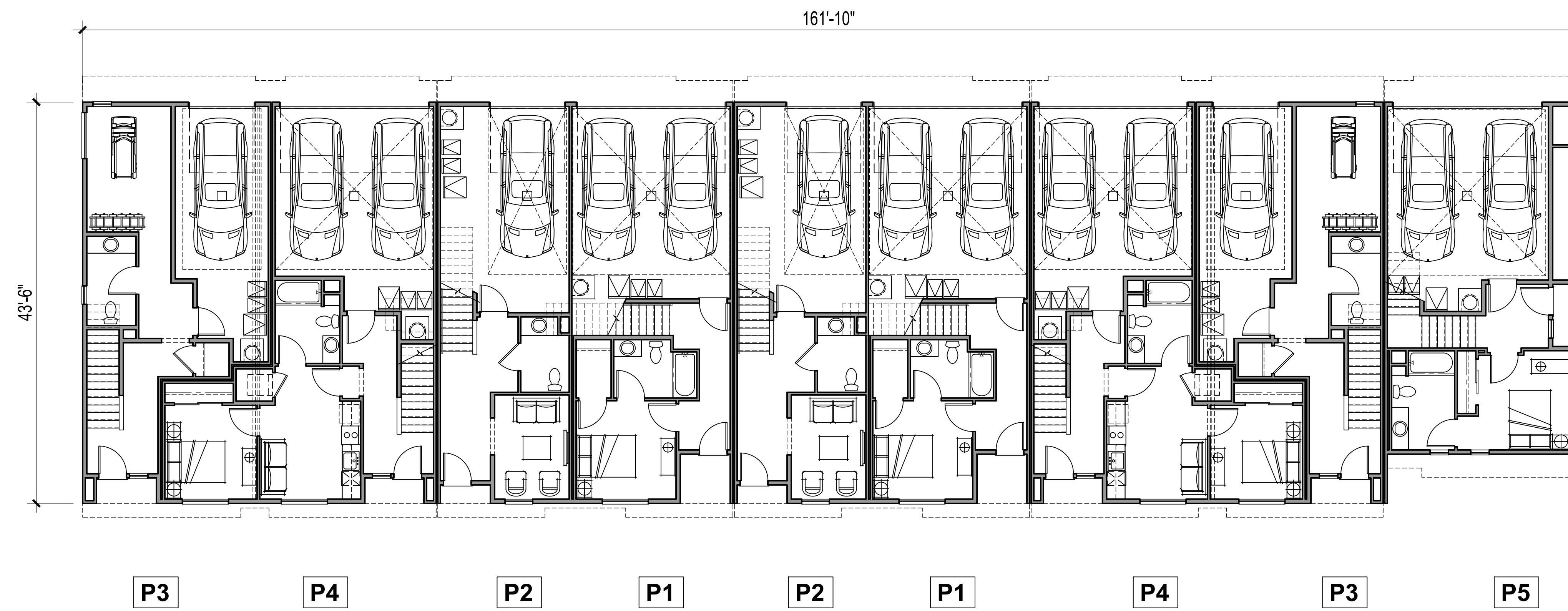
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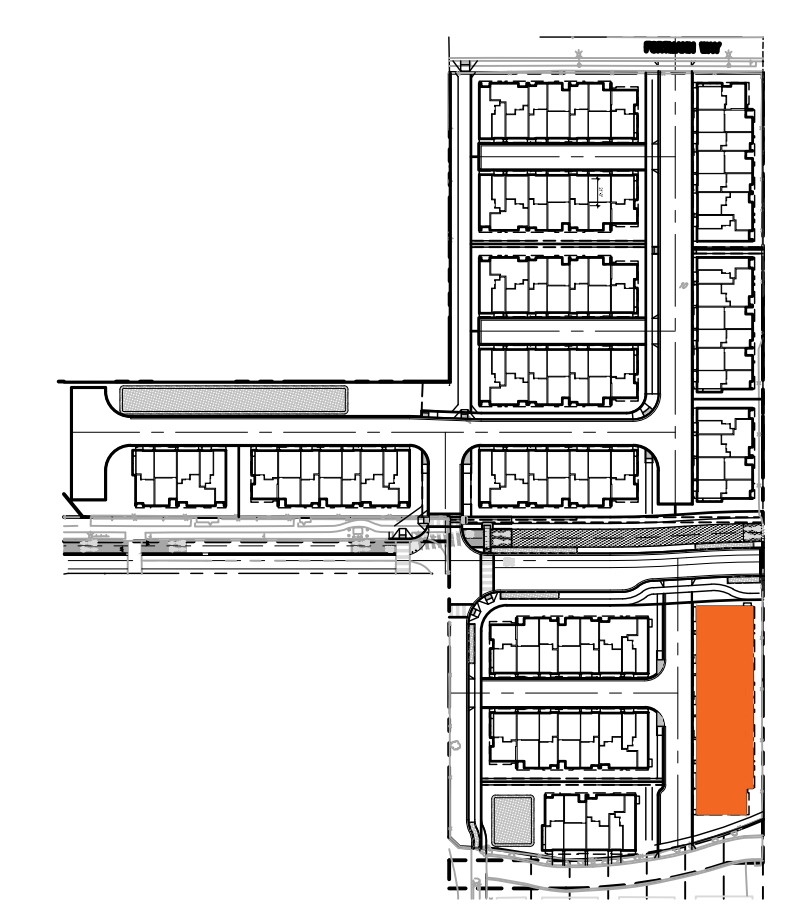
KEY MAP



LEVEL 2



LEVEL 1-STYLE "B"



KEY MAP



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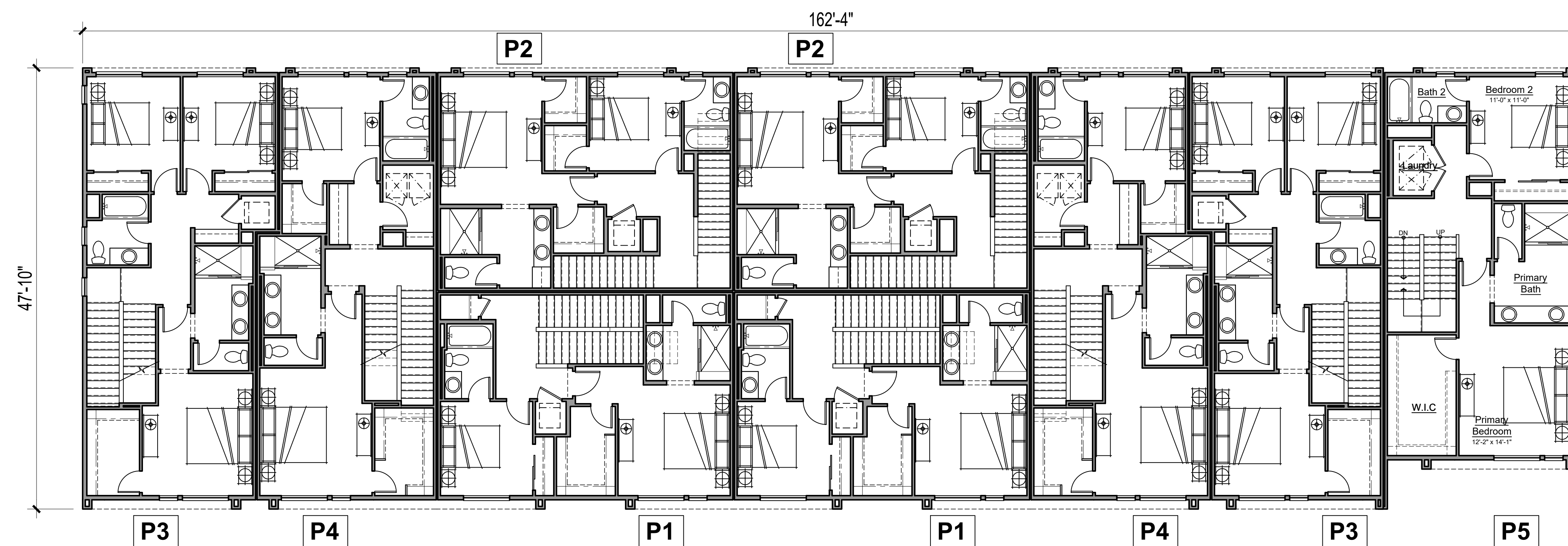
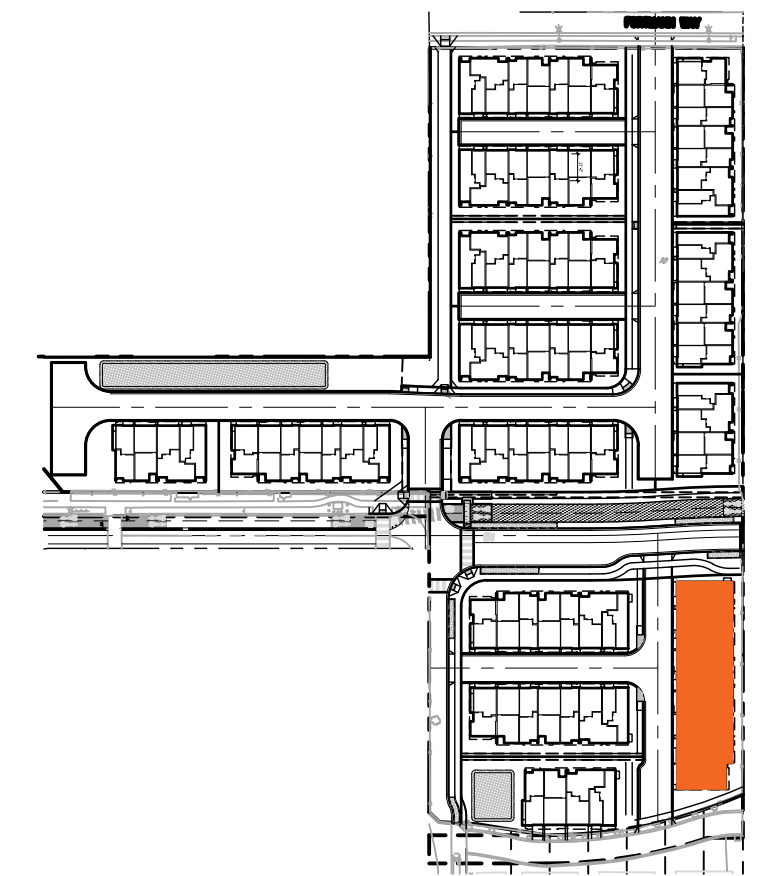
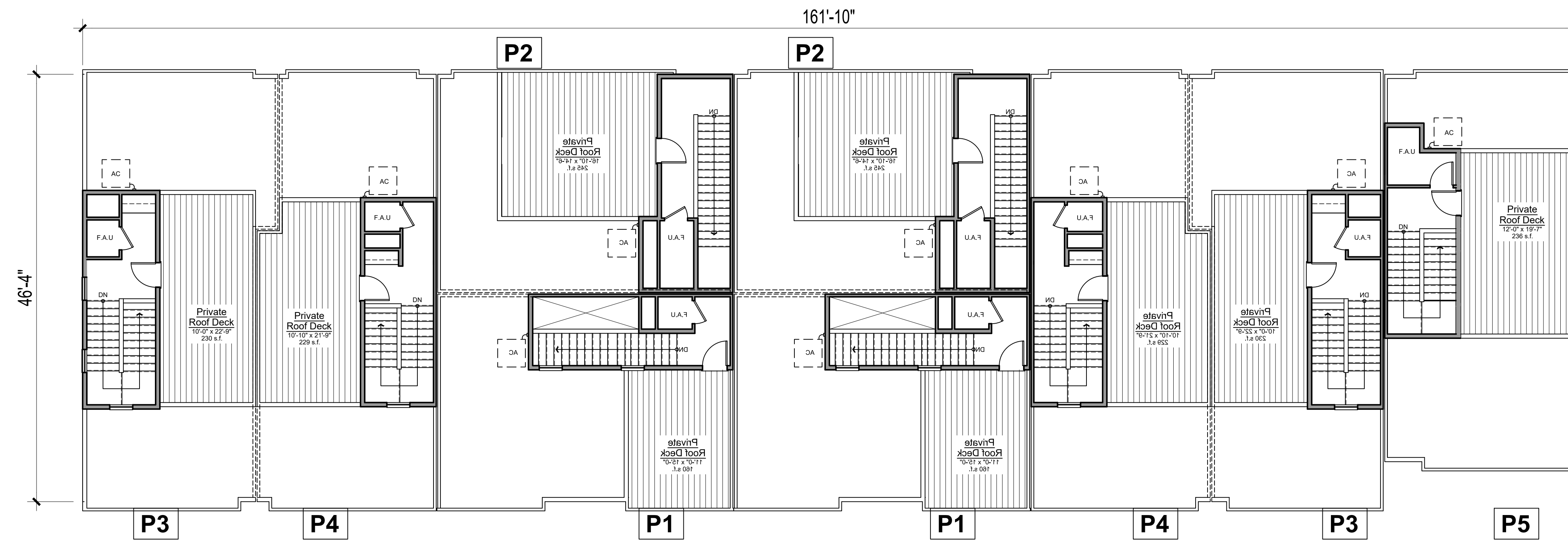
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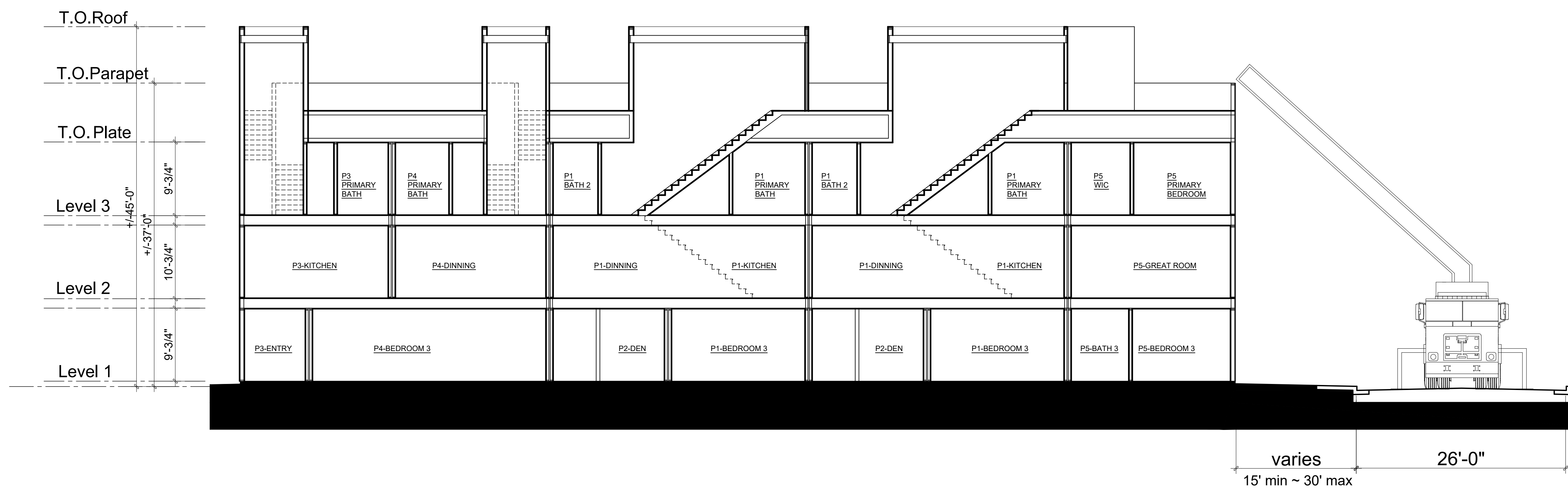
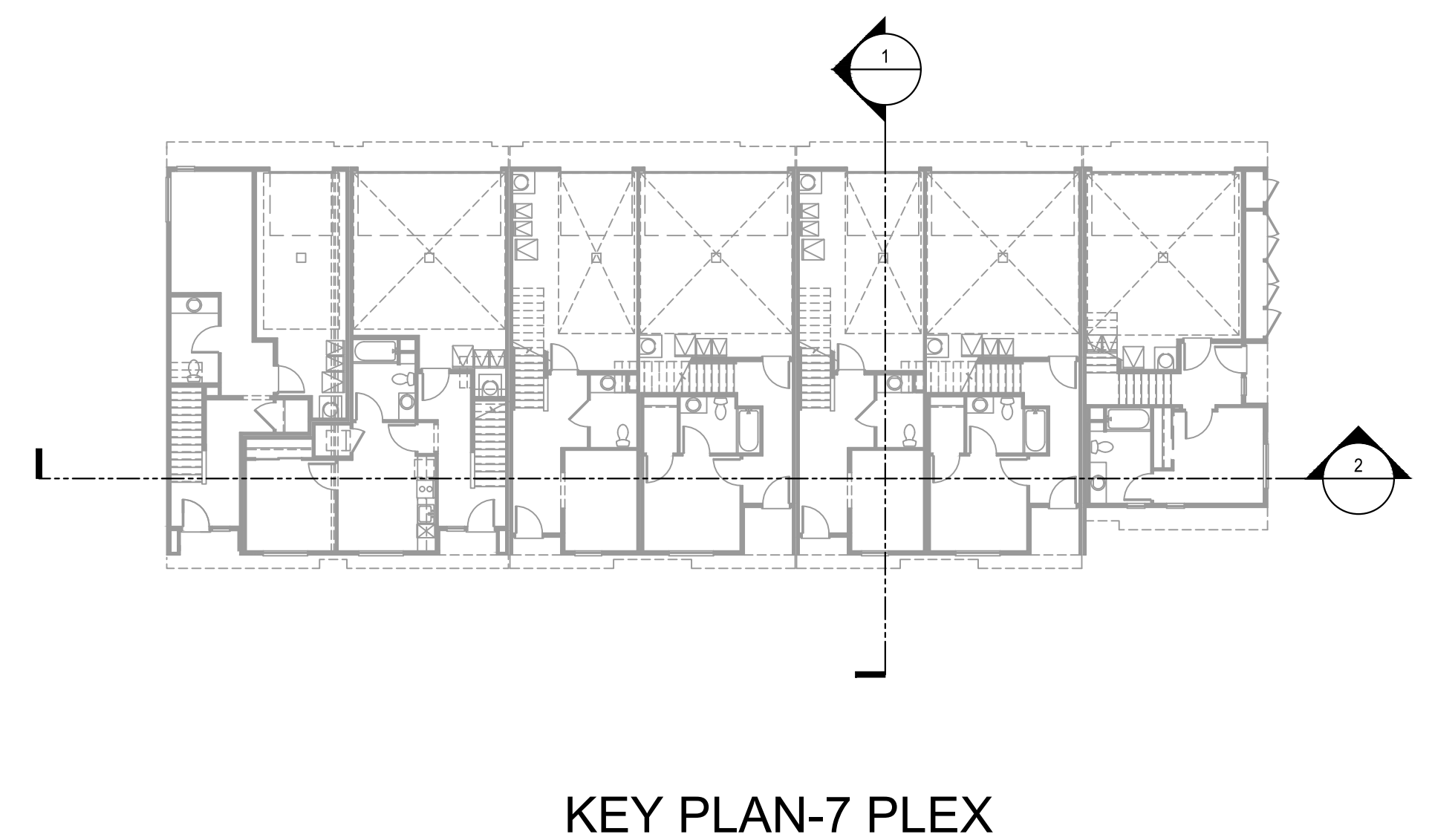
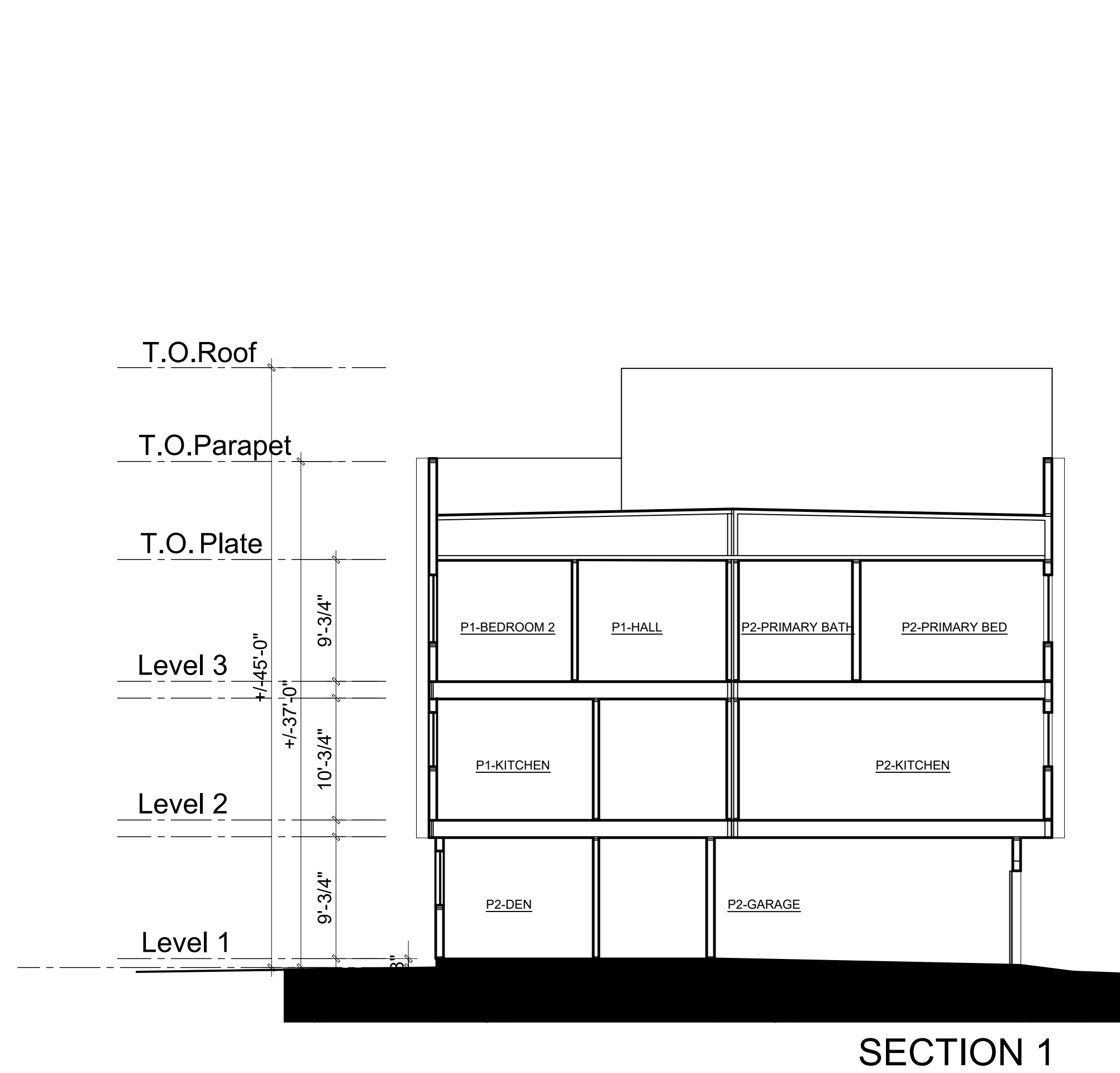
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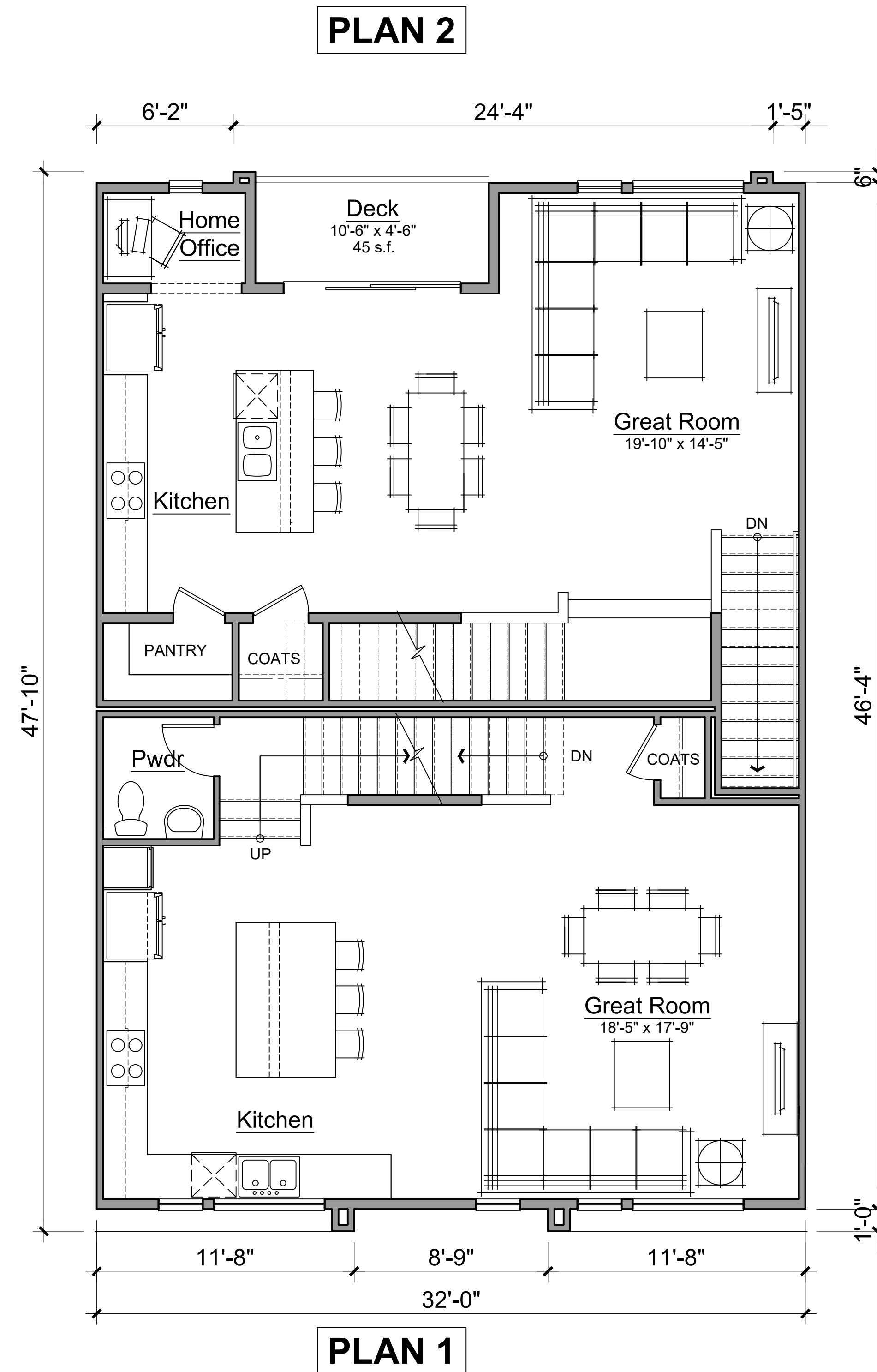


9-PLEX BUILDING PLANS

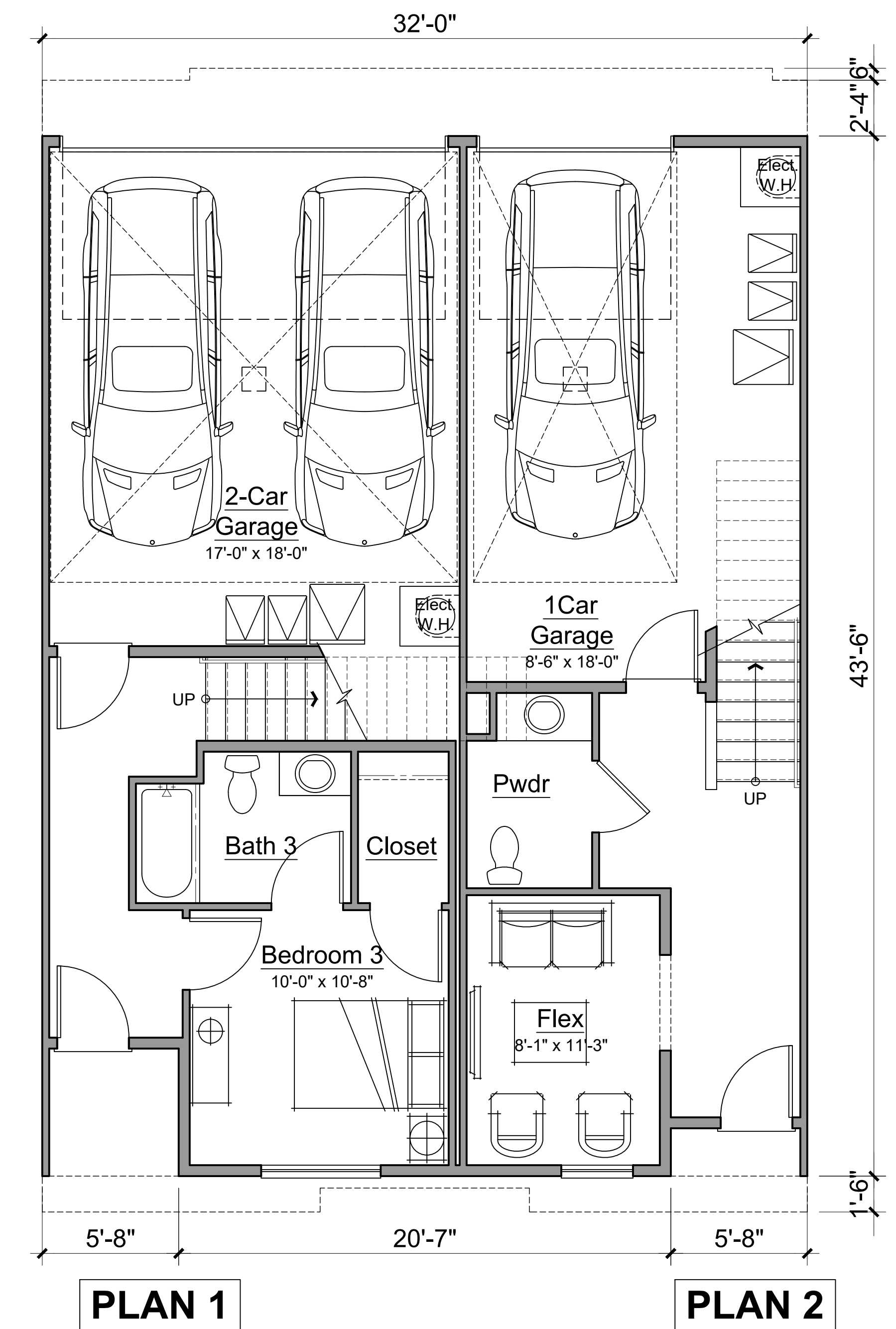
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LEVEL 2

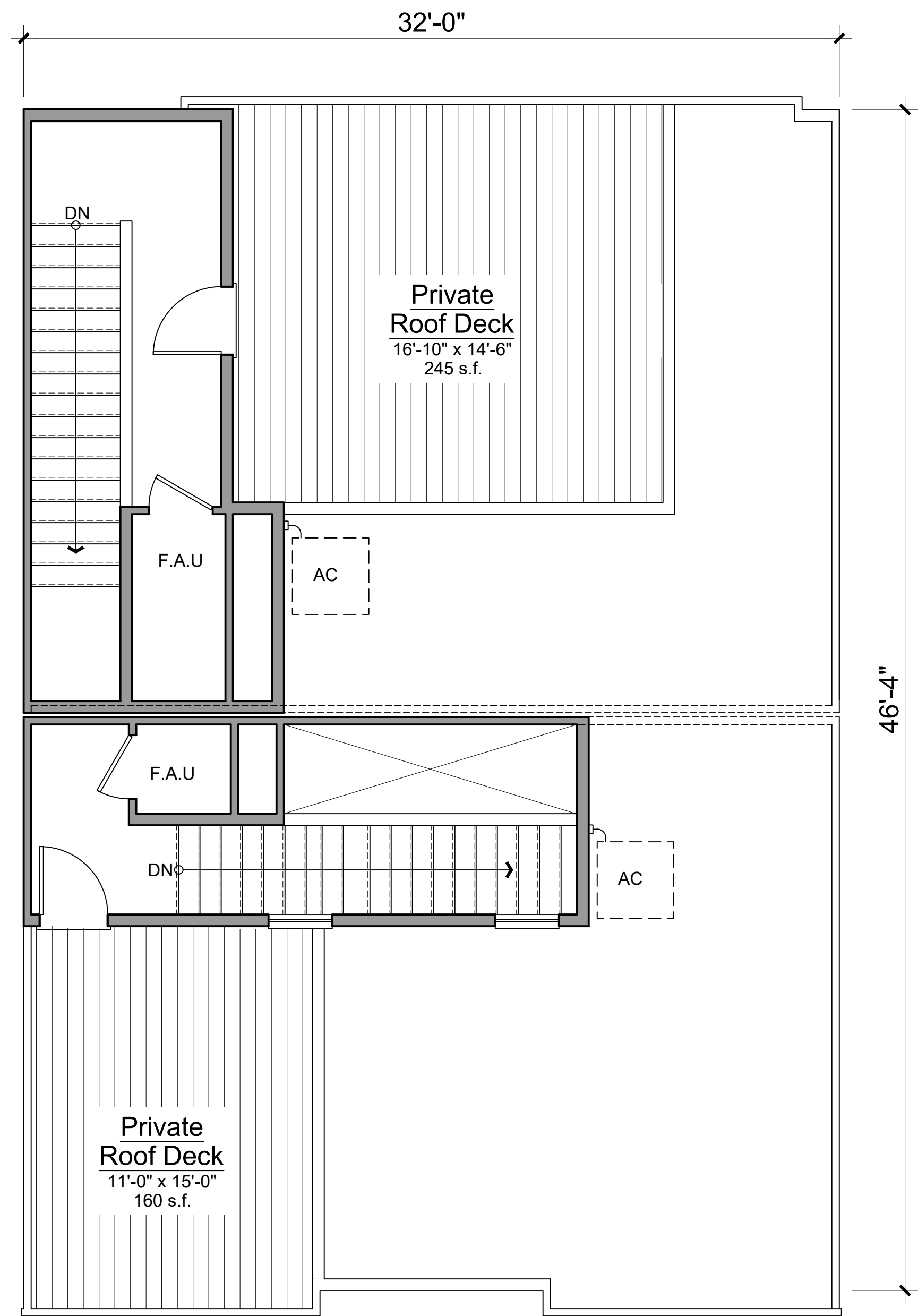


LEVEL 1

Plan 2 Floor Plan
2 Bedroom + 2 Bath+Den & 2 Powder
1,789 s.f.(net)

Plan 1 Floor Plan
3 Bedroom + 3.5 Bath
1,737 s.f.(net)

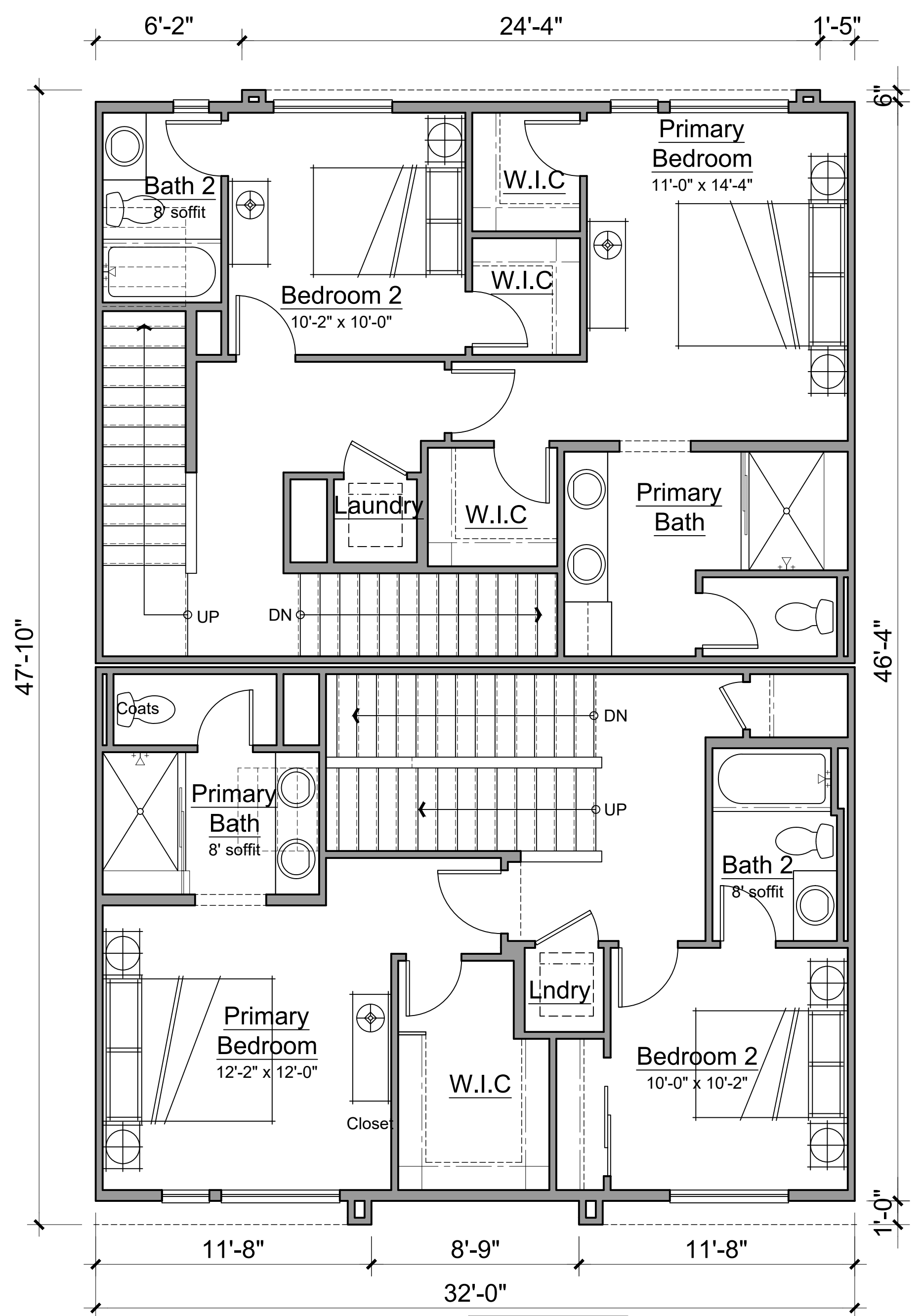
PLAN 2



PLAN 1

ROOF

PLAN 2



PLAN 1

LEVEL 3

Plan 2 Floor Plan
2 Bedroom + 2.5 Bath & 2 Powder
1,789 s.f.(net)

Plan 1 Floor Plan
3 Bedroom + 3.5 Bath
1,737 s.f.(net)



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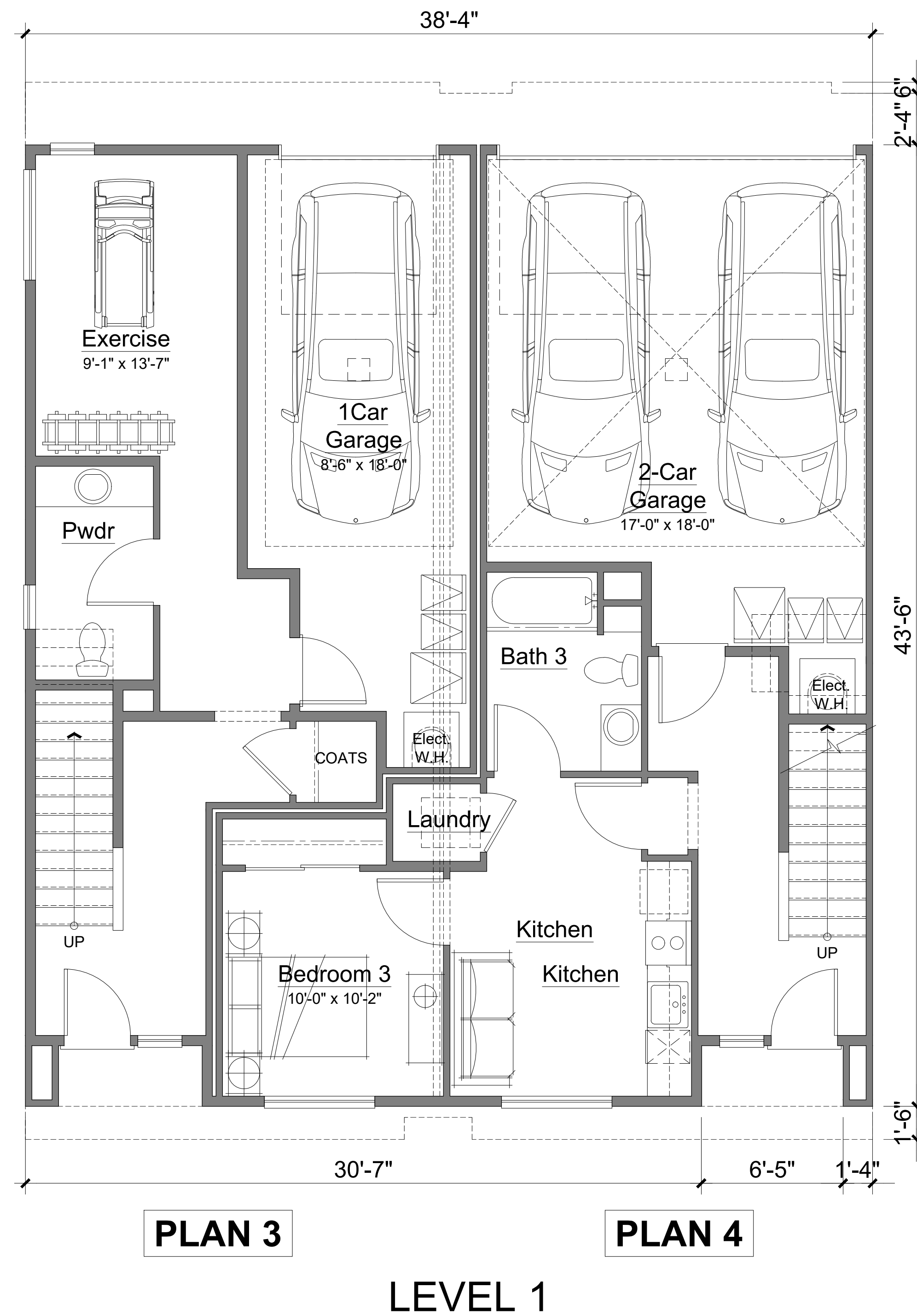
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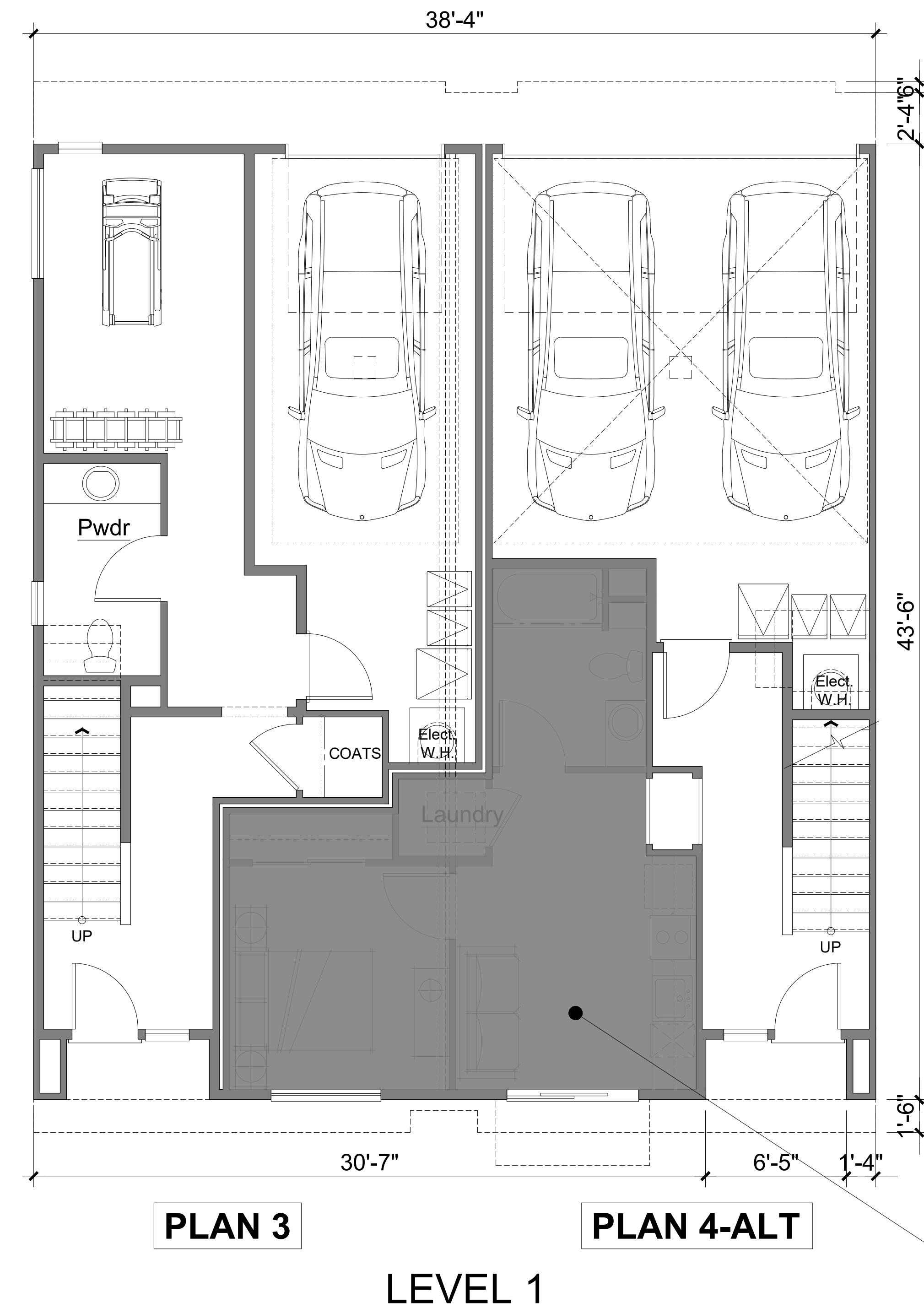
UNIT PLAN 1 & 2 FLOOR PLANS

A5.0.1



Plan 3 Floor Plan
3 Bedroom + 2 Bath+Exercise & 2 Powder
2,078 s.f.(net)

Plan 4 Floor Plan
3 Bedroom + 3.5 Bath
2,158 s.f.(net)



Plan 4 - ALT Floor Plan
2 Bedroom + 2.5 Bath
1,811 s.f.(net)

ADU UNIT
WHERE OCCURS
SEE A5.3.0 & CIVIL DWGS
FOR MORE INFORMATION



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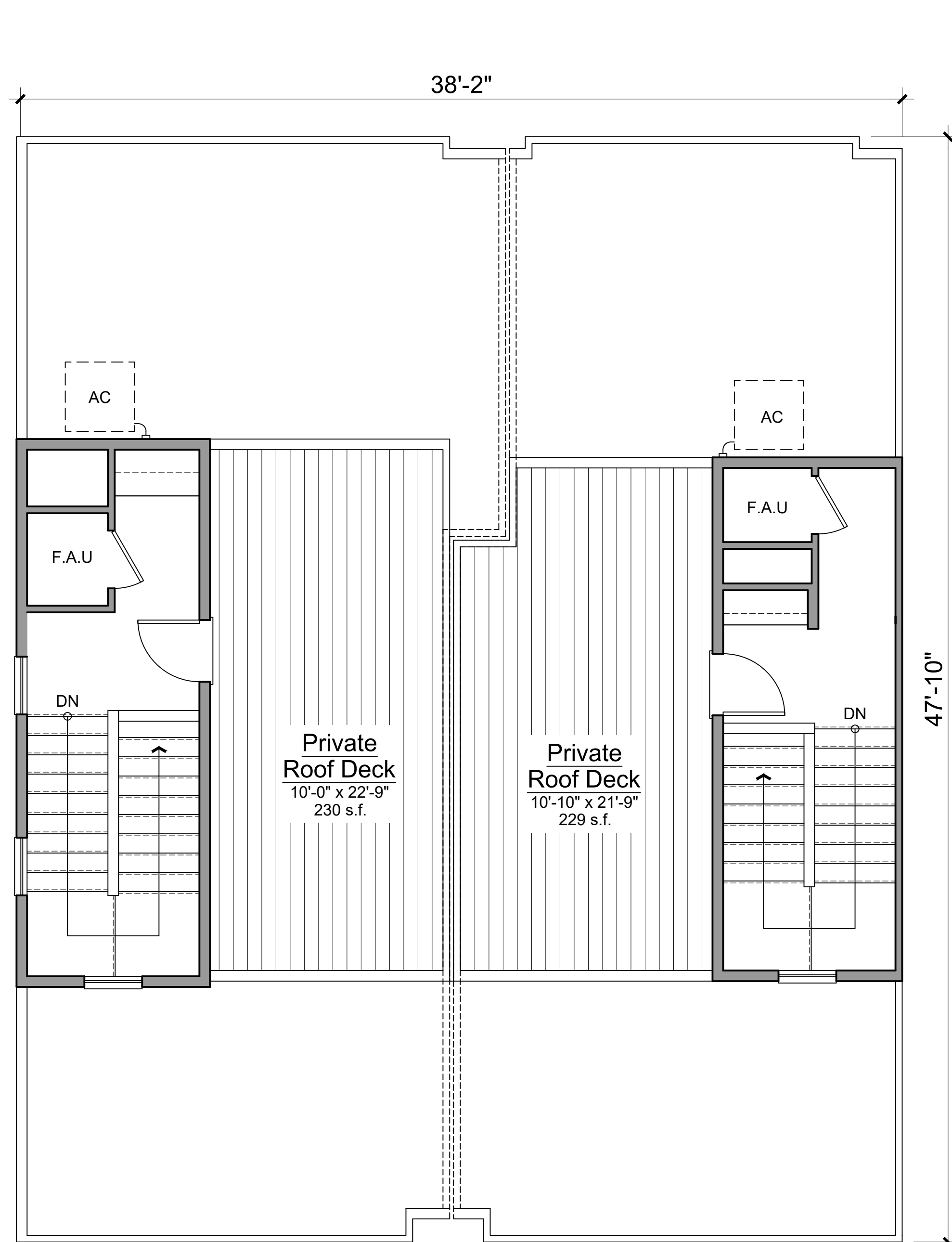
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UNIT PLAN 3, 4 & 4-ALT FLOOR PLANS

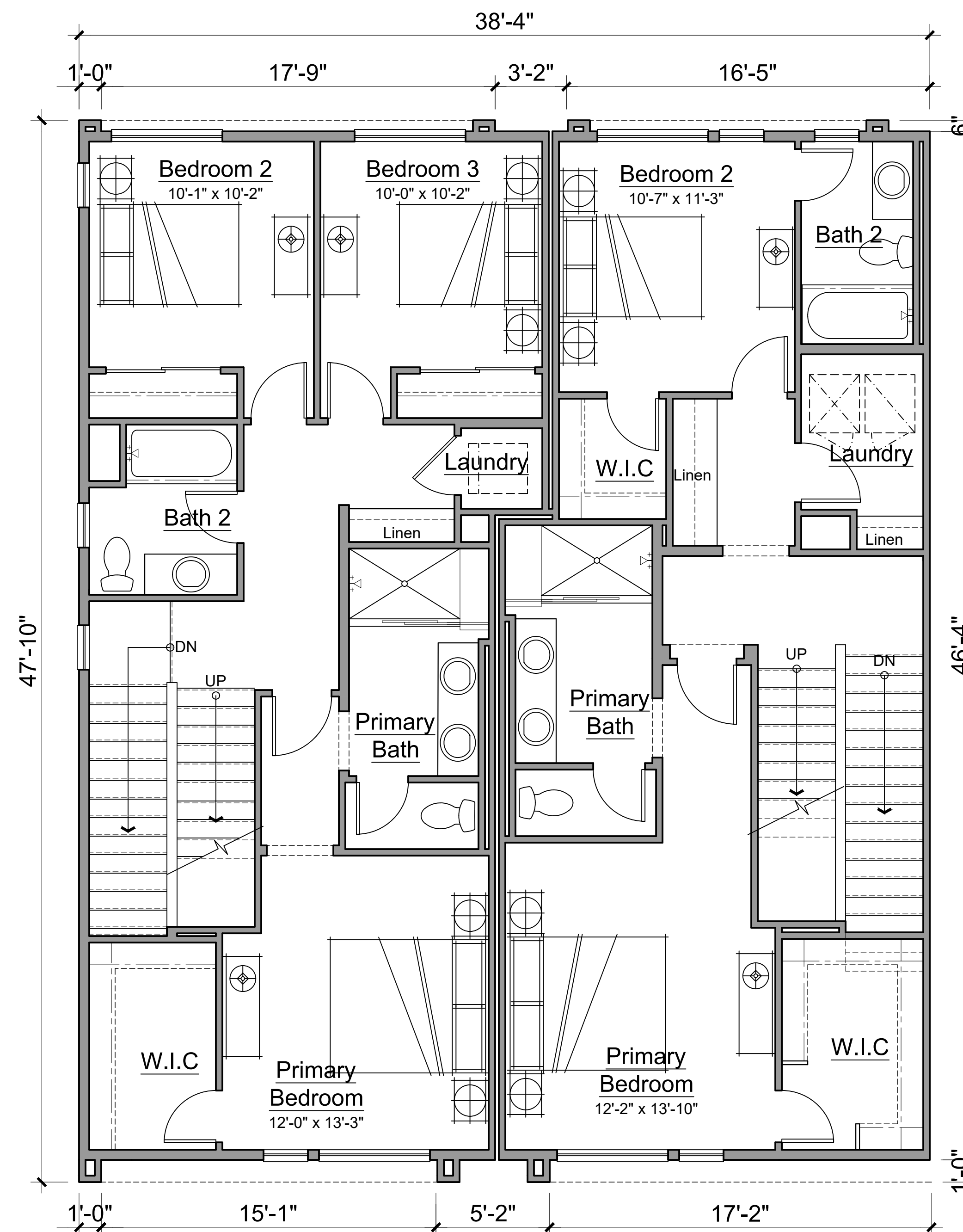
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PLAN 3

PLAN 4

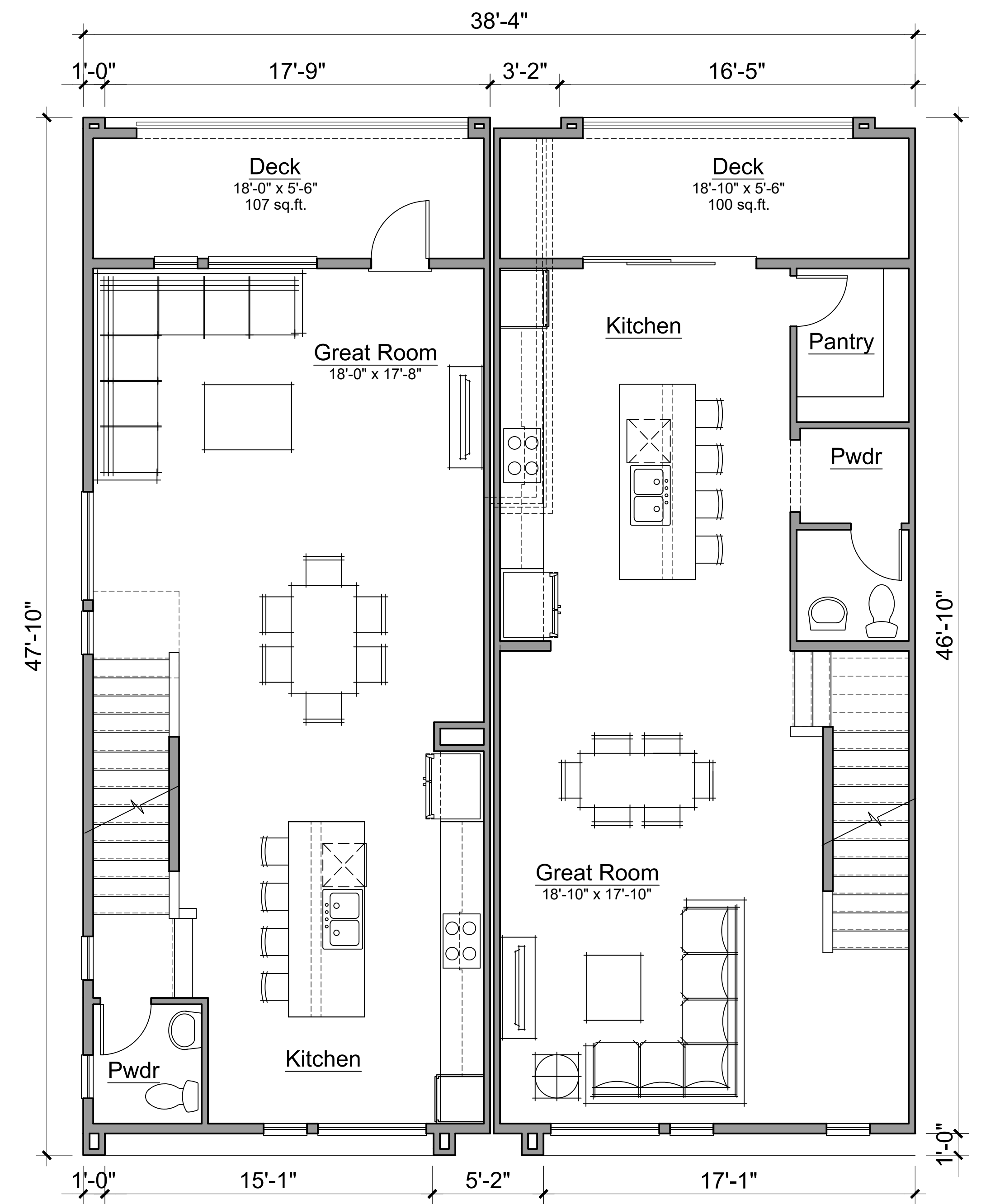
ROOF



PLAN 3

PLAN 4

LEVEL 3



PLAN 3

PLAN 4

LEVEL 2

Plan 3 Floor Plan
3 Bedroom + 2 Bath+Exercise & 2 Powder
2,078 s.f.(net)

Plan 4 Floor Plan
3 Bedroom + 3.5 Bath
2,158 s.f.(net)

Plan 4 - ALT Floor Plan
2 Bedroom + 2.5 Bath
1,811 s.f.(net)



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TRUMARKHOMES

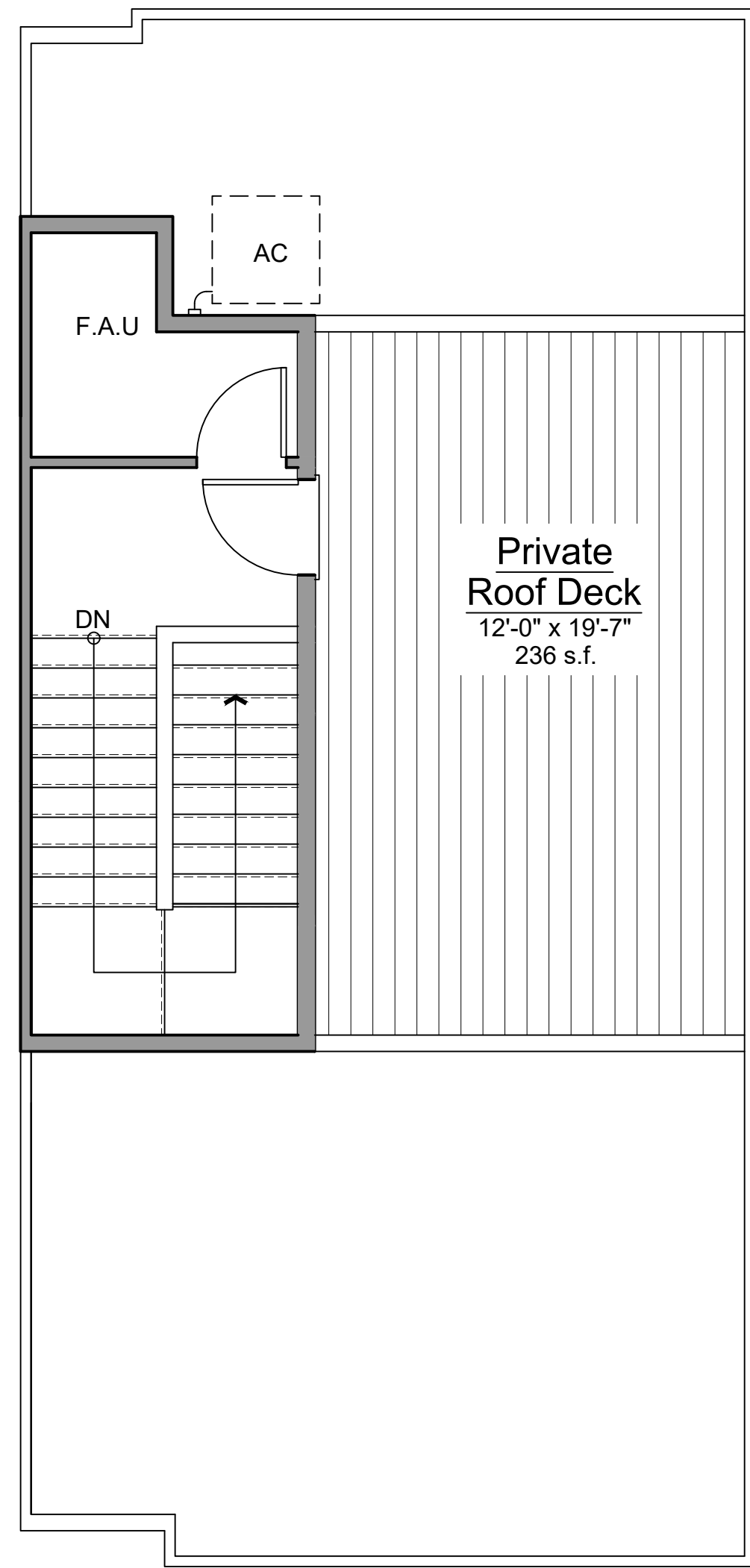
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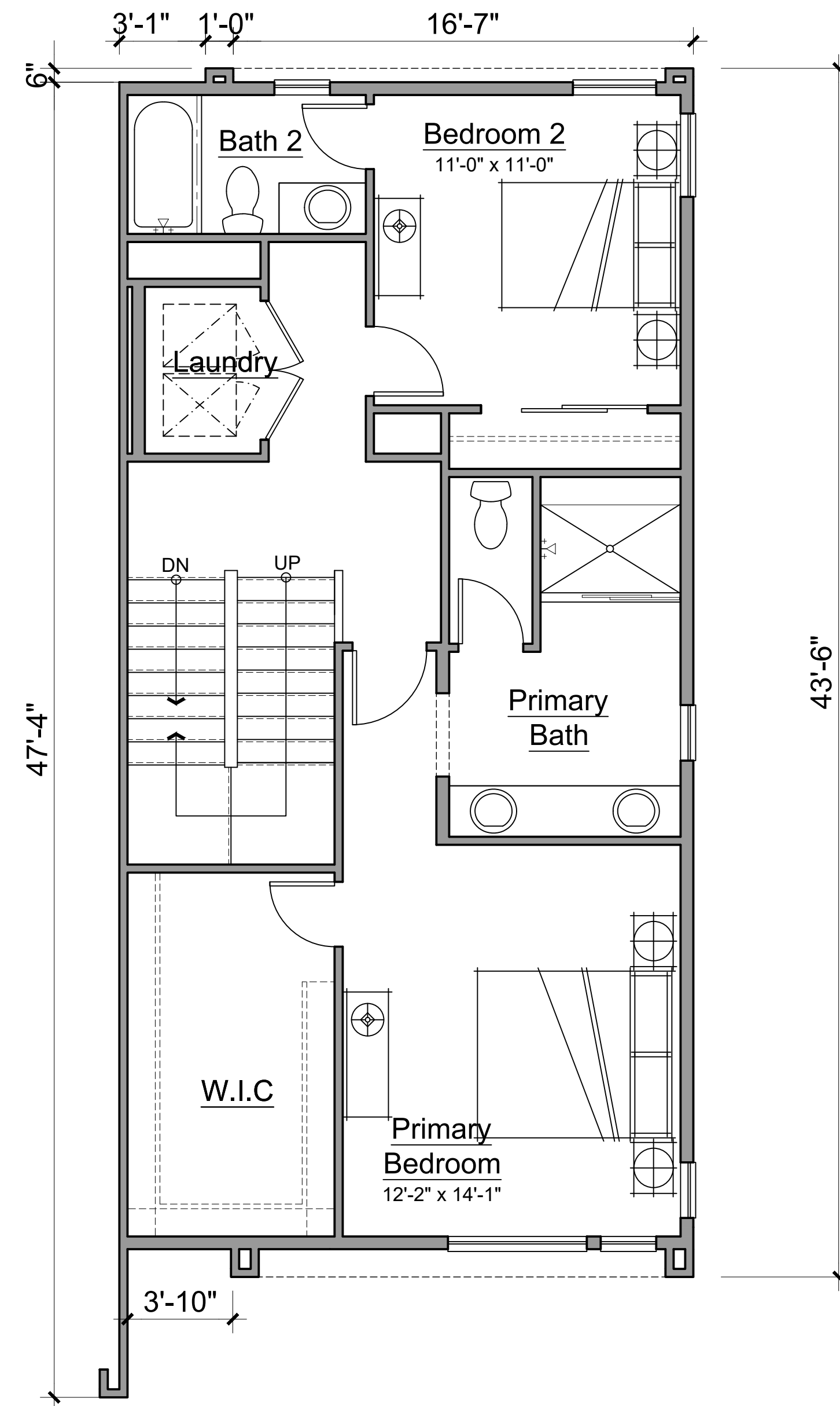


UNIT PLAN 3,4 & 4-ALT FLOOR PLANS

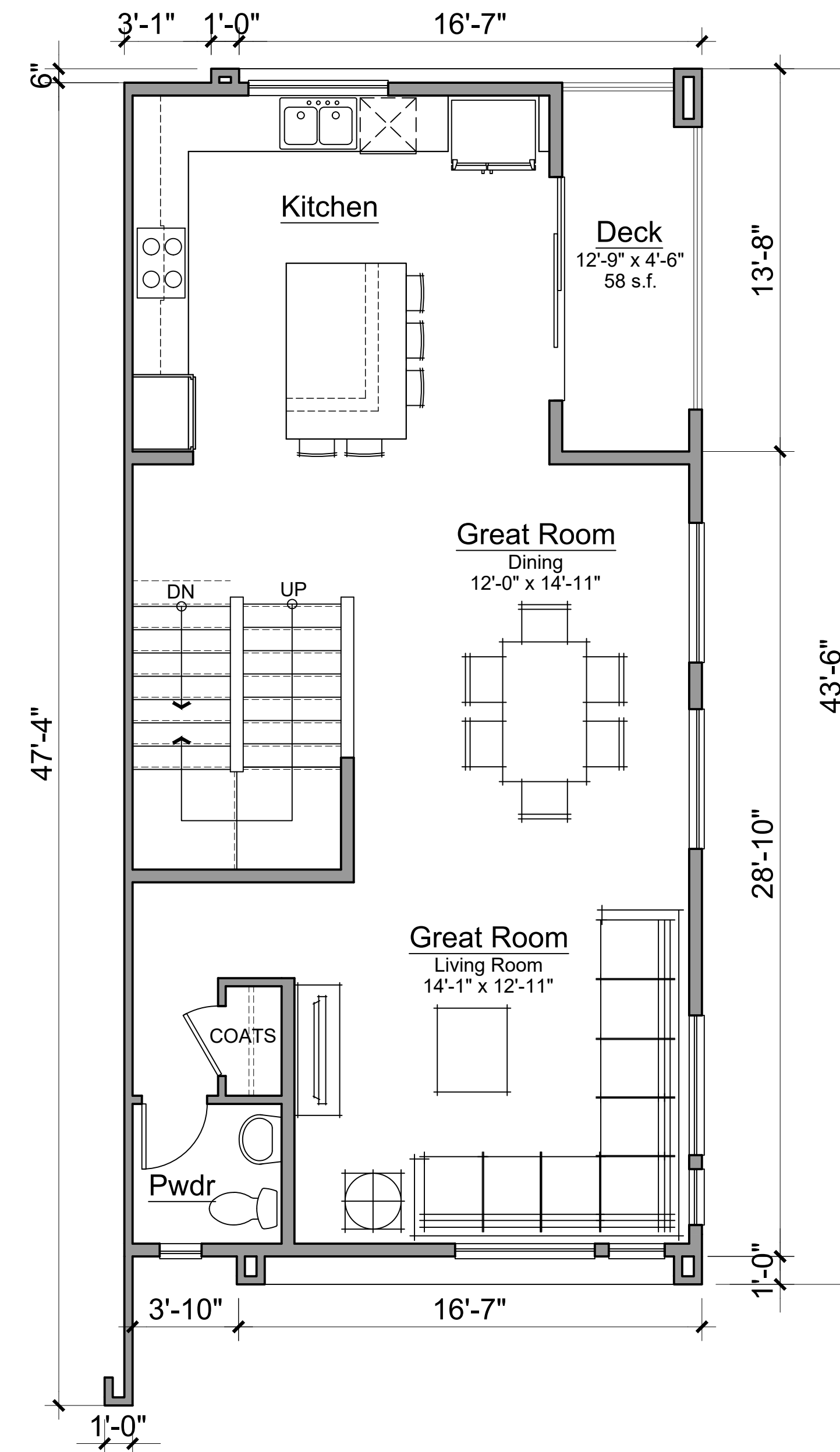
A5.1.1



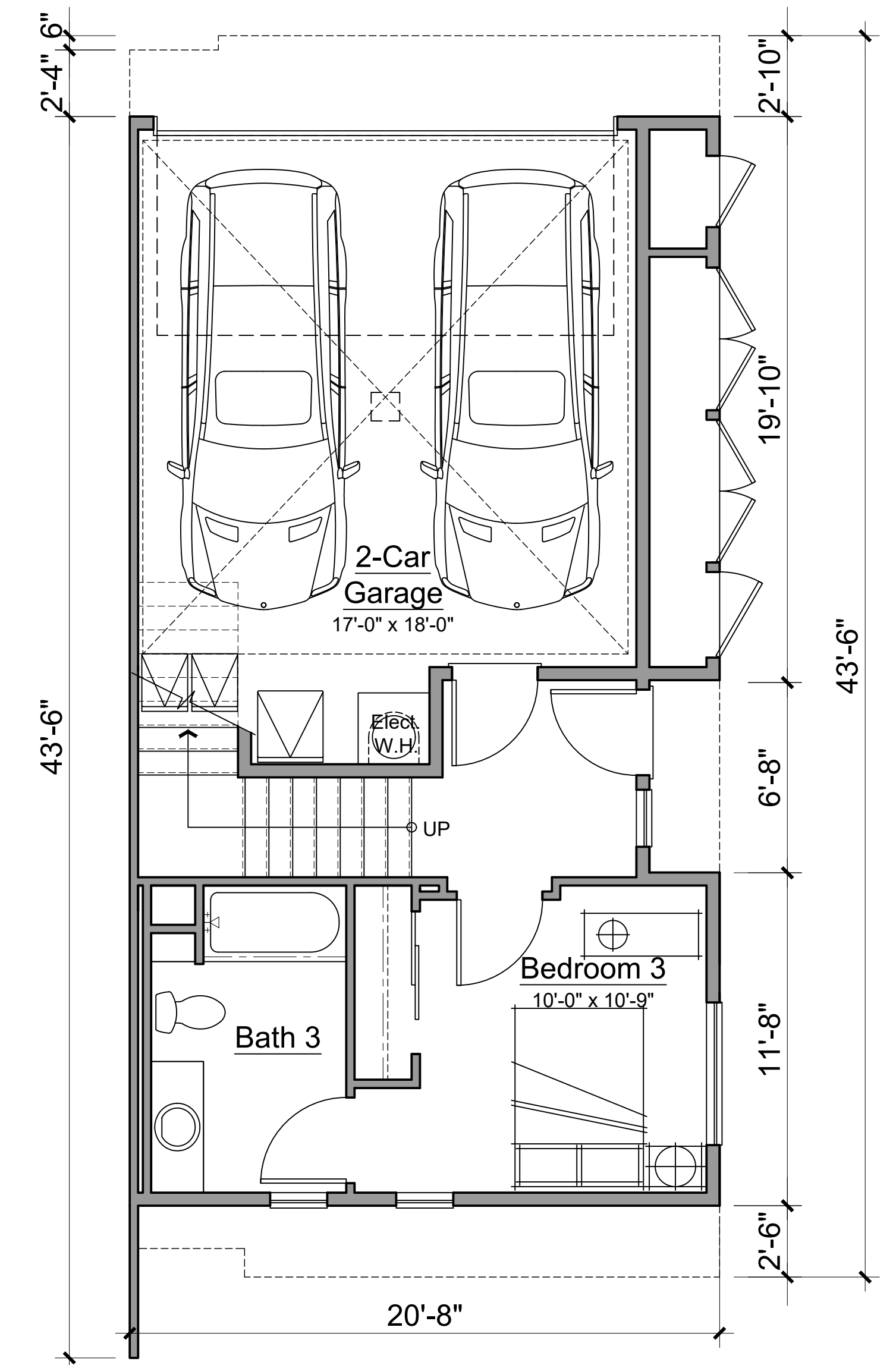
ROOF



LEVEL 3



LEVEL 2



LEVEL 1

Plan 5 Floor Plan
3 Bedroom +3.5 Bath
1,999 s.f.(approx. net)



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Oakland, CA 94612
510.272.2910
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TRUMARKHOMES

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UNIT PLAN 5 FLOOR PLANS

A5.2.0



ADU

LEVEL 1

ADU Floor Plan
1 Bedroom + 1Bath
347 s.f.(net)



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TRUMARKHOMES

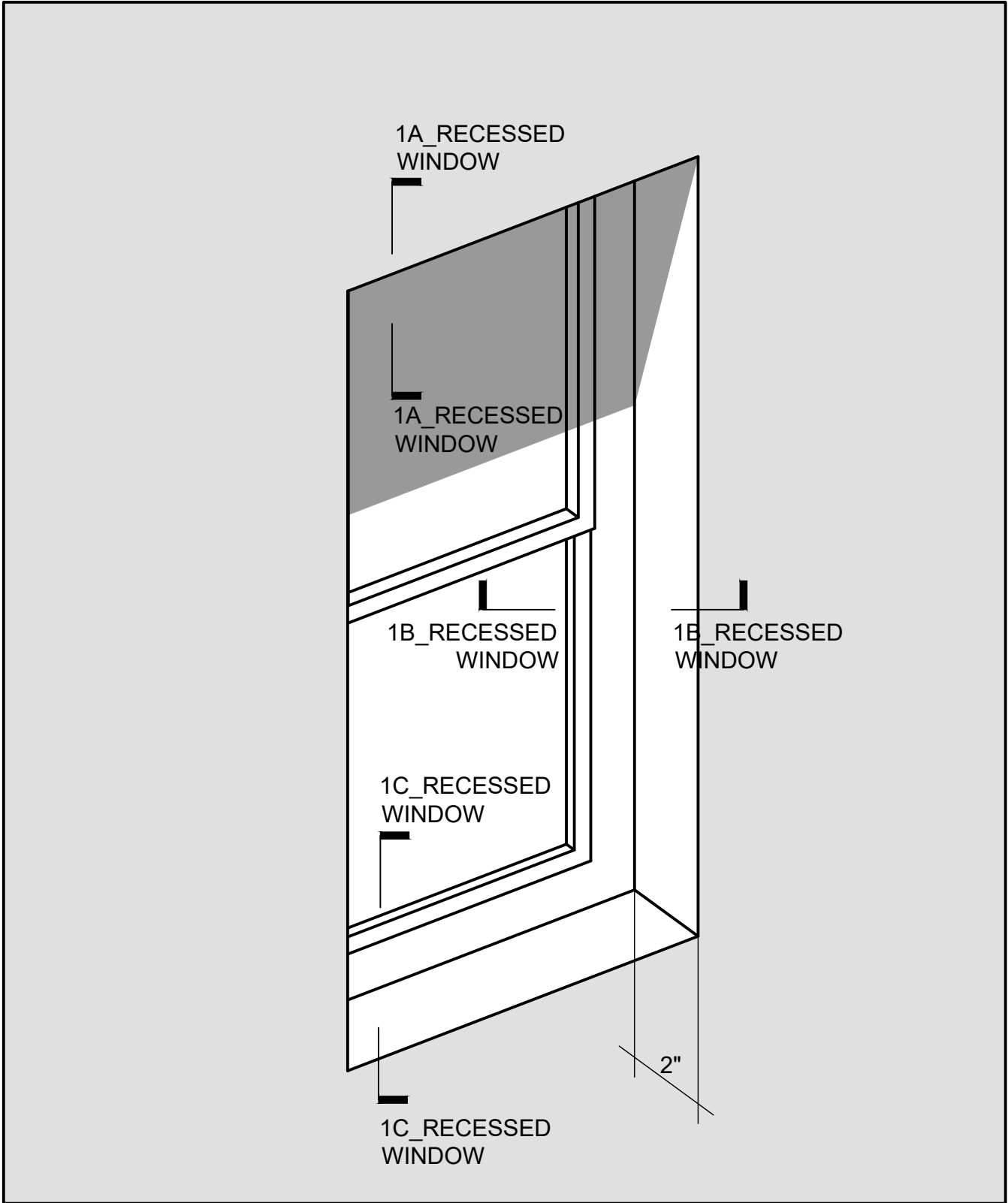
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ADU FLOOR PLAN

A5.3.0

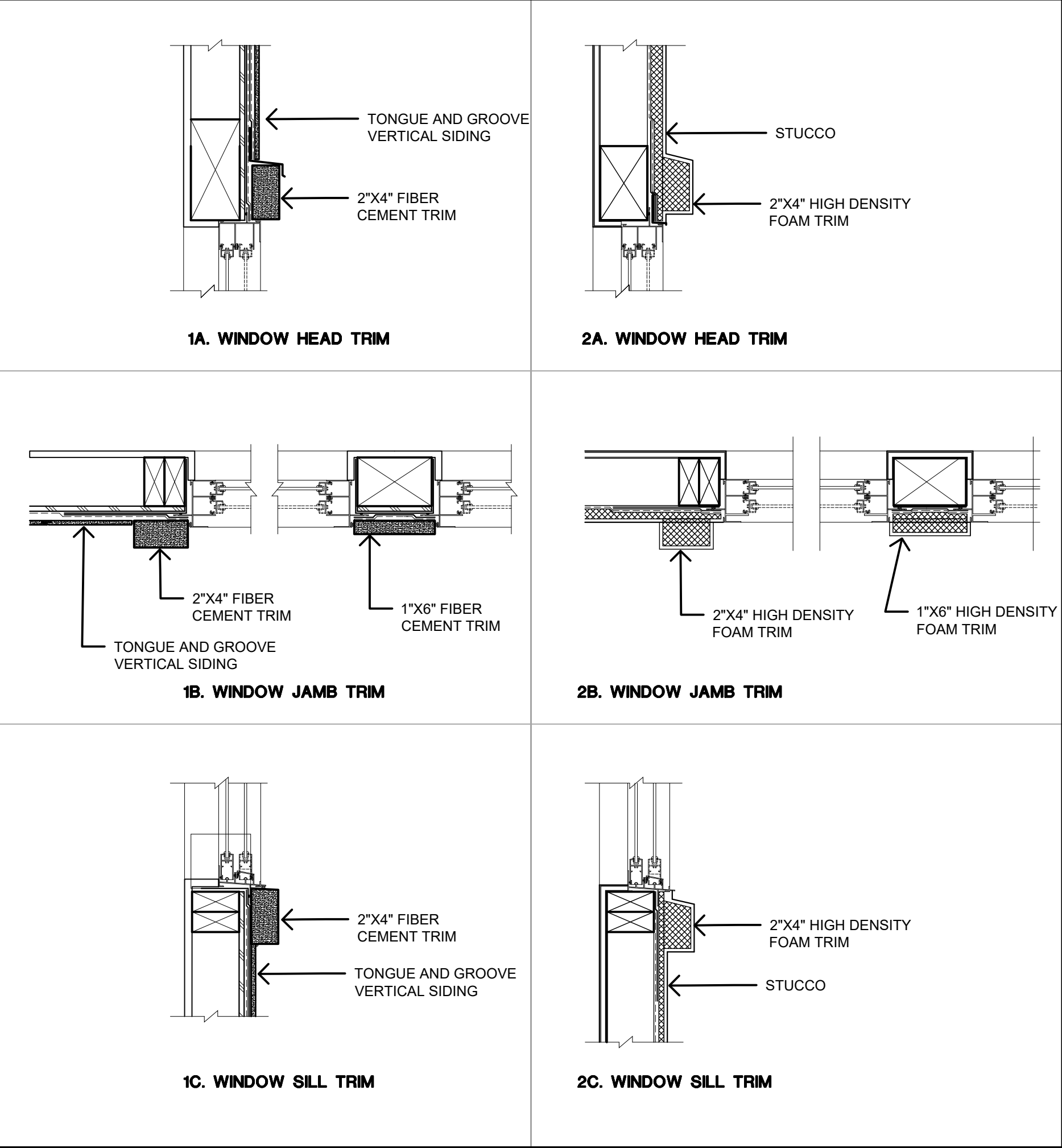


4.Detail: 2'-18"
Recessed Window

STUCCO-SMOOTH FINISH
VINYL WINDOW
HIGH DENSITY FOAM TRIM
FIBER CEMENT TONGUE & GROOVE SIDING
STUCCO- FINE SAND FINISH
GARAGE DOOR



3.Plan 5 & 1: Rear Garage



6. Detail: TYP. vertical
siding window trim detail

5. Detail: TYP.
Stucco Window Trim



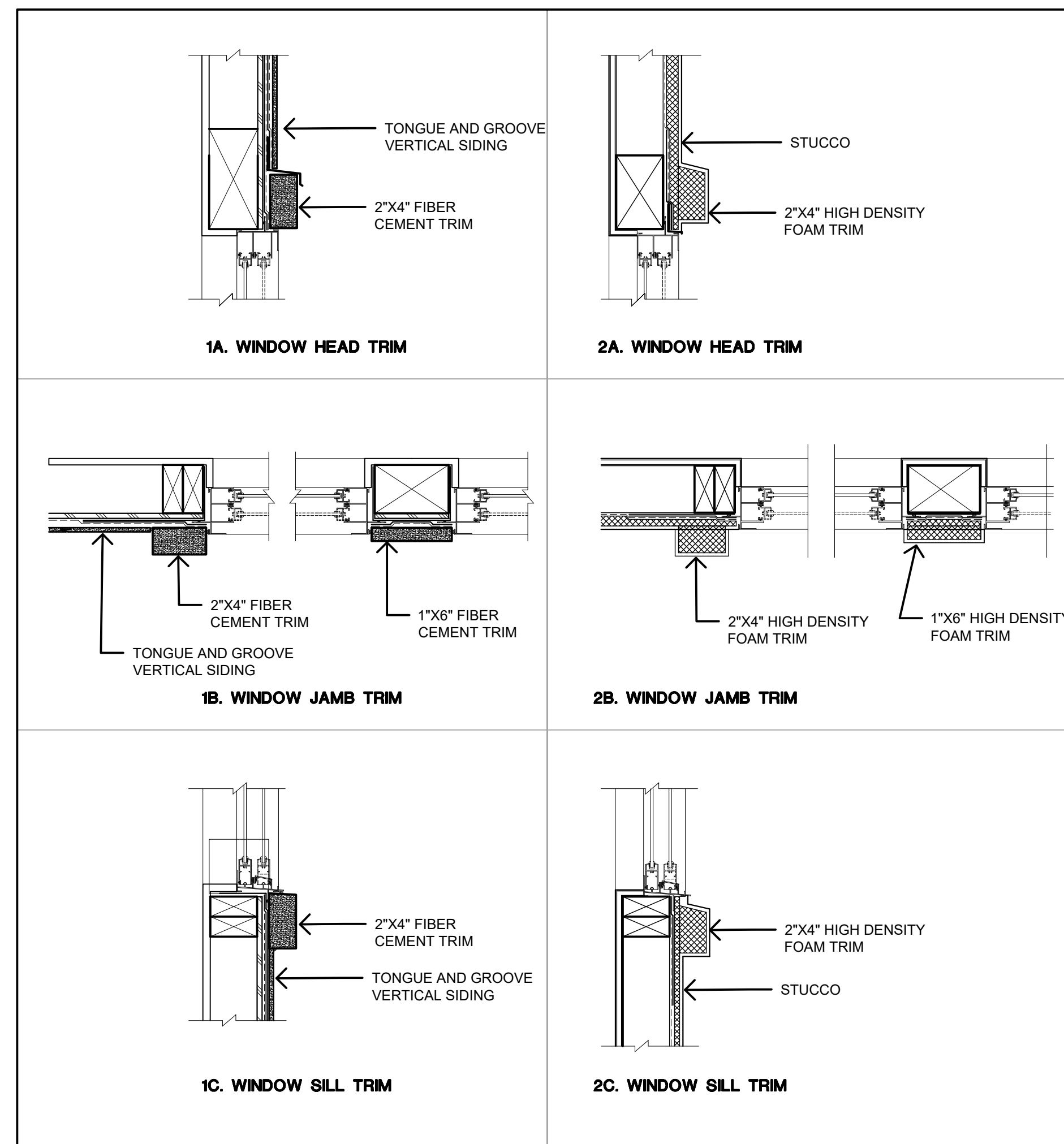
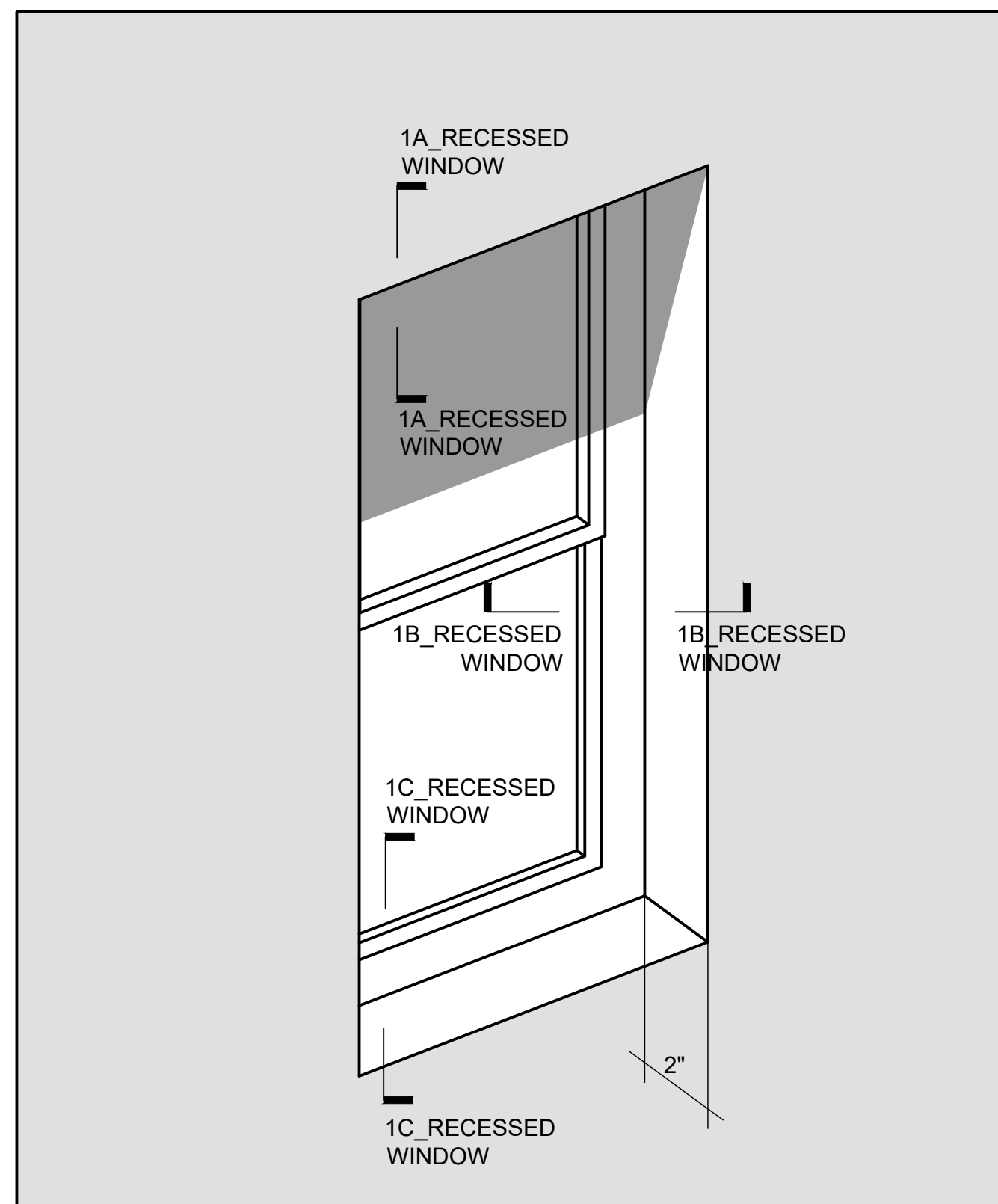
2.Plan 3: Side Entry

STUCCO-FINE SAND FINISH
HIGH DENSITY FOAM TRIM
STUCCO-SMOOTH FINISH
VINYL WINDOW
FIBER CEMENT TONGUE & GROOVE SIDING
LIGHT FIXTURE & UNIT ADDRESS
STUCCO-FINE SAND FINISH



1.Plan 2 & 4: Front Entry

4.Detail: 2"-18"
Recessed Window



7. Detail: TYP. vertical
siding window trim detail

6. Detail: TYP.
Stucco Window Trim



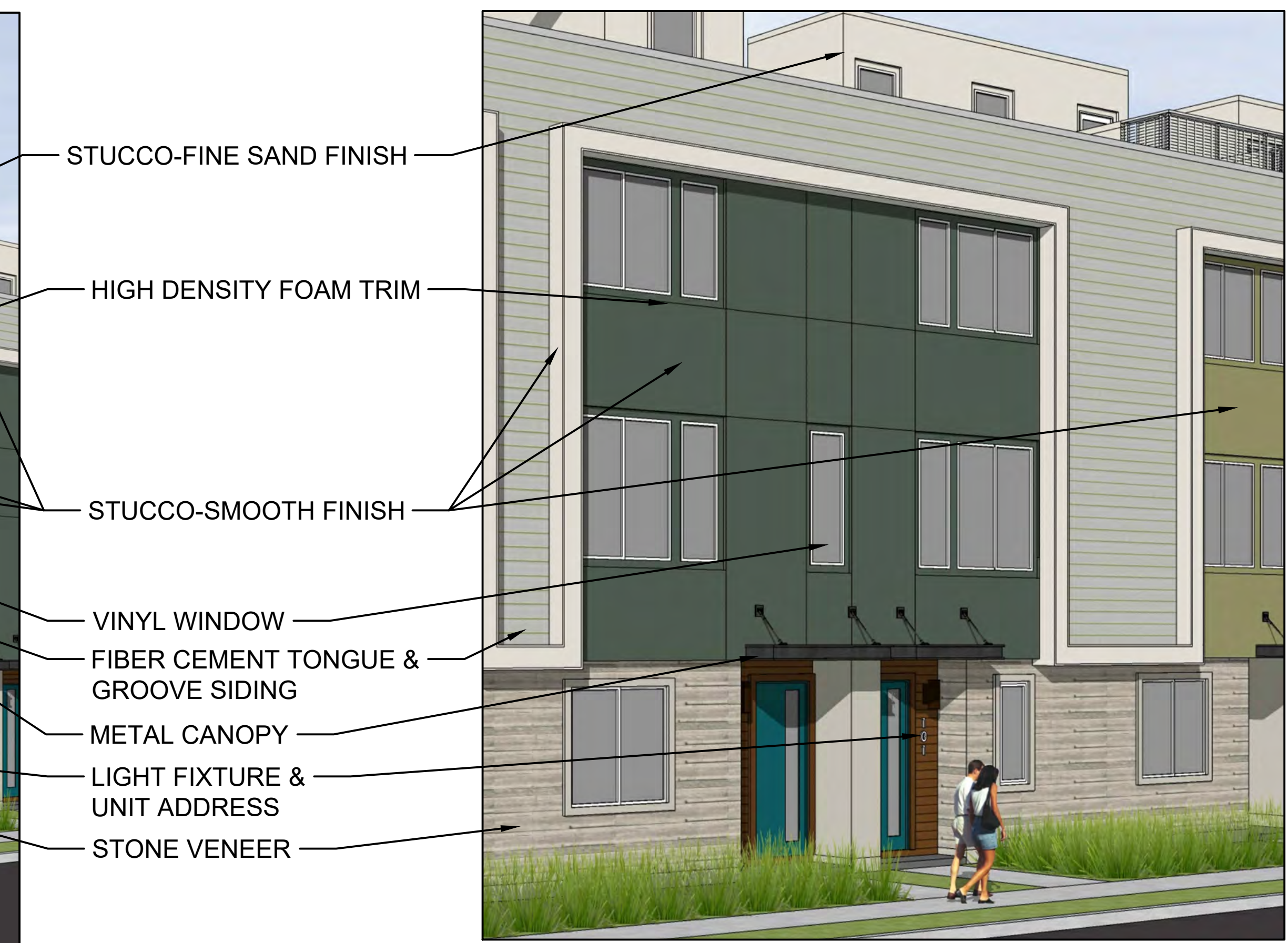
4.Plan 5 & 1: Side and Front Entry



3.Plan 5 & 1: Rear Garage

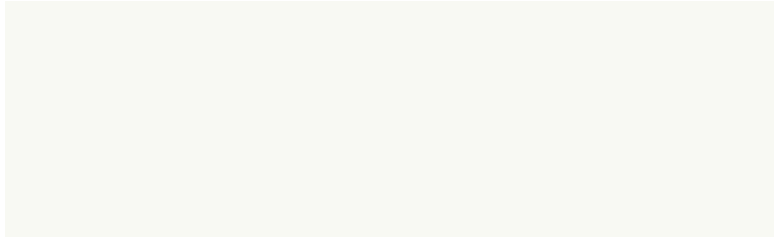
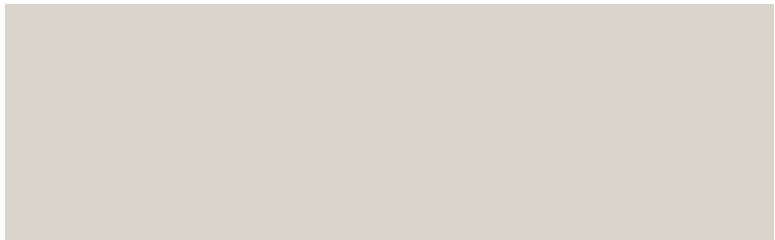
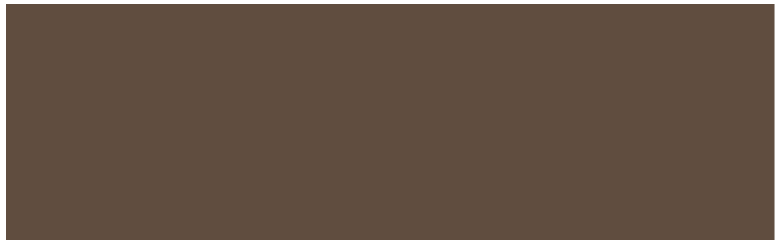


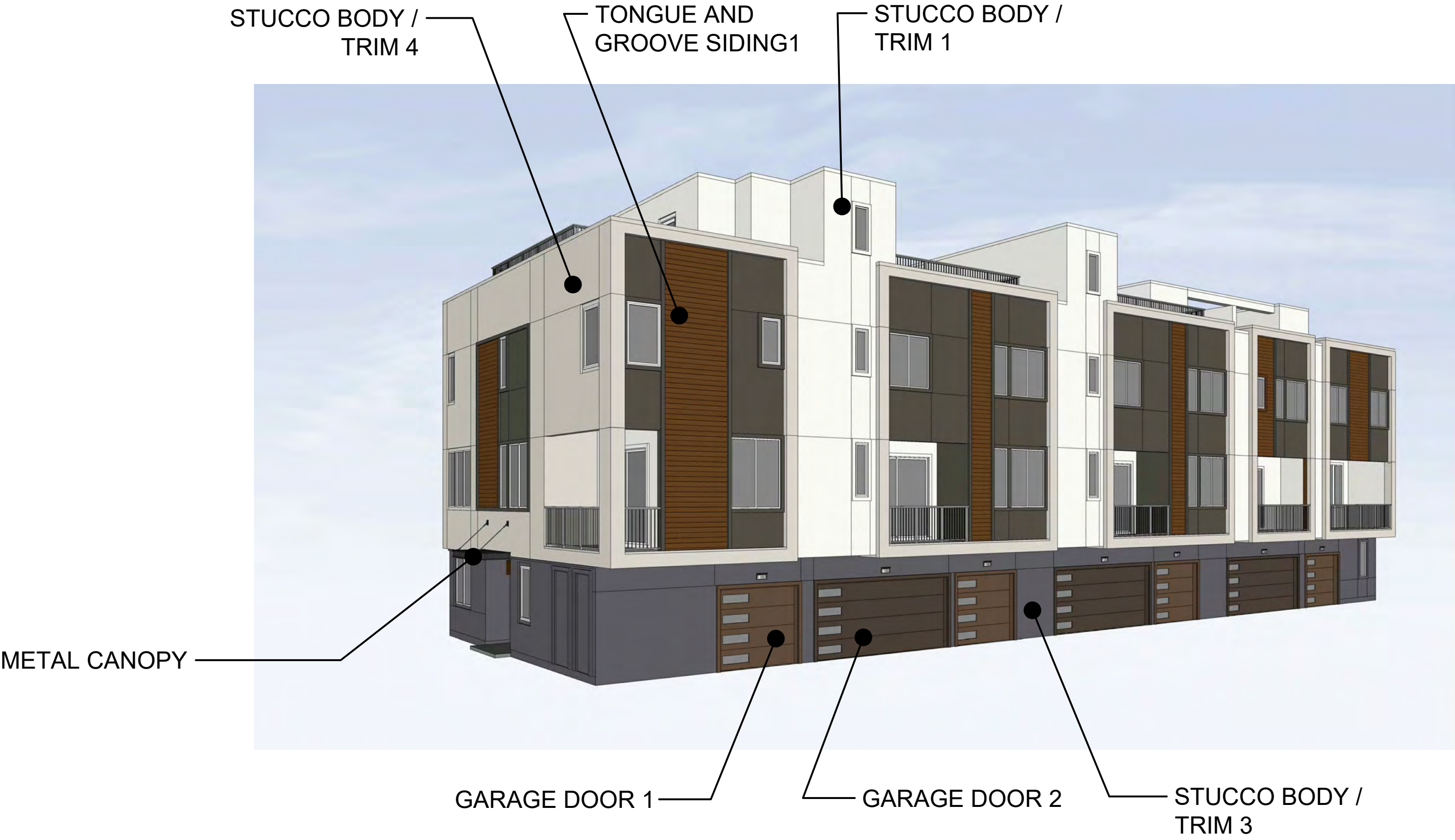
2.Plan 3: Side Entry



1.Plan 2 & 4: Front Entry

COLOR SCHEME

STUCCO BODY 1 / WINDOW TRIM 1		ENTRY DOOR	
STUCCO BODY 2 / WINDOW TRIM 2		TONGUE AND GROOVE SIDING	
STUCCO BODY 3 / WINDOW TRIM 3		METAL CANOPY	
STUCCO BODY 4 / WINDOW TRIM 4		GARAGE DOOR 1	
STUCCO BODY 5 / WINDOW TRIM 5		GARAGE DOOR 2	



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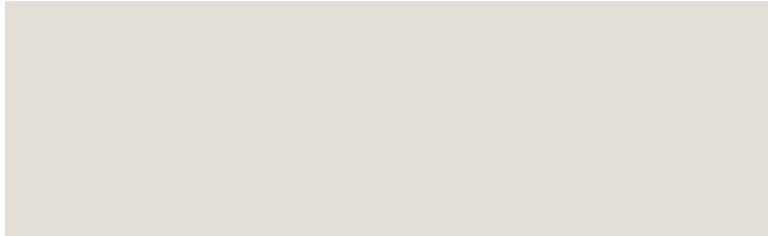
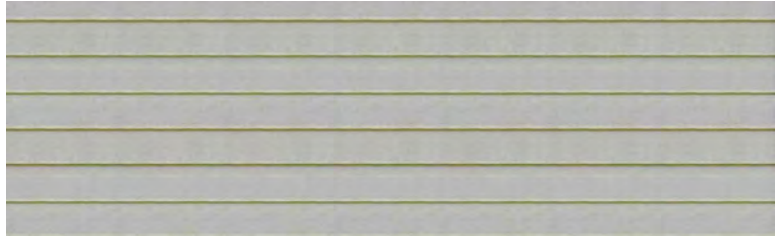
GRAND AND CLEMENT
ALAMEDA, CA # 2021-0030

DESIGN SUBMITTAL
SEPTEMBER 30, 2022

COLOR SCHEME
A STYLE

A7.0.0

COLOR SCHEME

STUCCO BODY 1 / WINDOW TRIM 1		TONGUE AND GROOVE SIDING 1	
STUCCO BODY 2 / WINDOW TRIM 2		TONGUE AND GROOVE SIDING 2	
STUCCO BODY 3 / WINDOW TRIM 3		METAL CANOPY / METAL COLUMN	
STUCCO BODY 4 / WINDOW TRIM 4		STONE VENEER	
WINDOW TRIM 5		GARAGE DOOR 1	
ENTRY DOOR		GARAGE DOOR 2	



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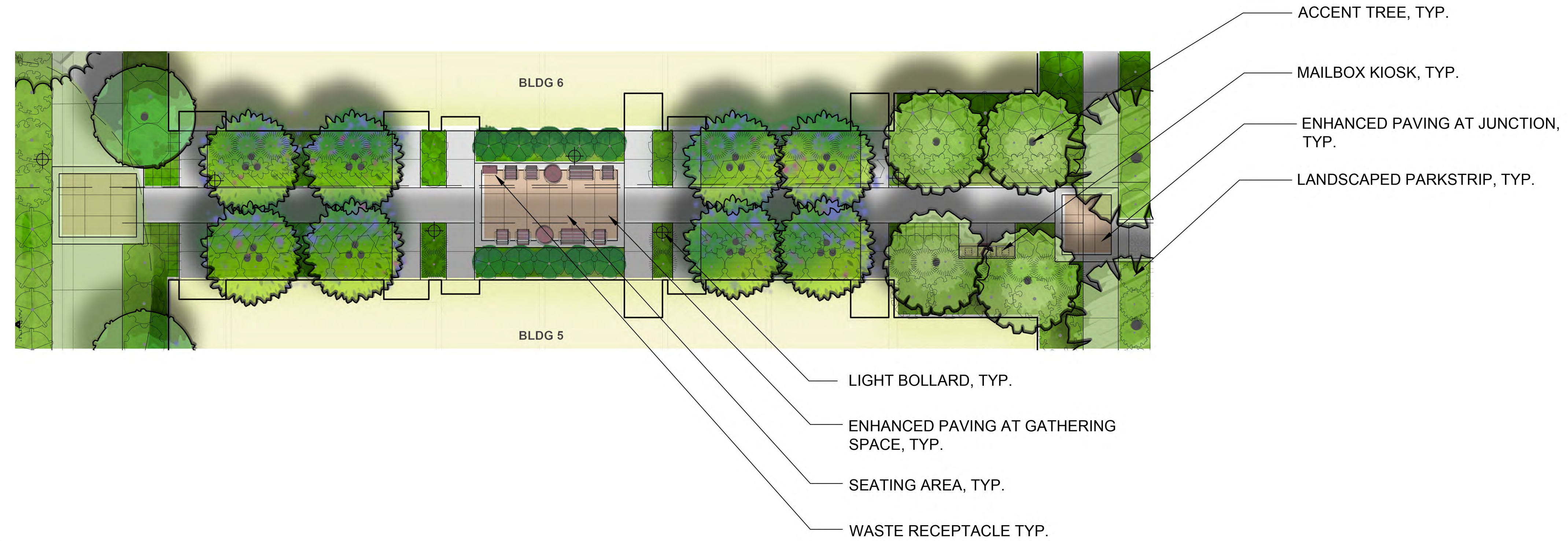
COLOR SCHEME
B STYLE

A7.1.0

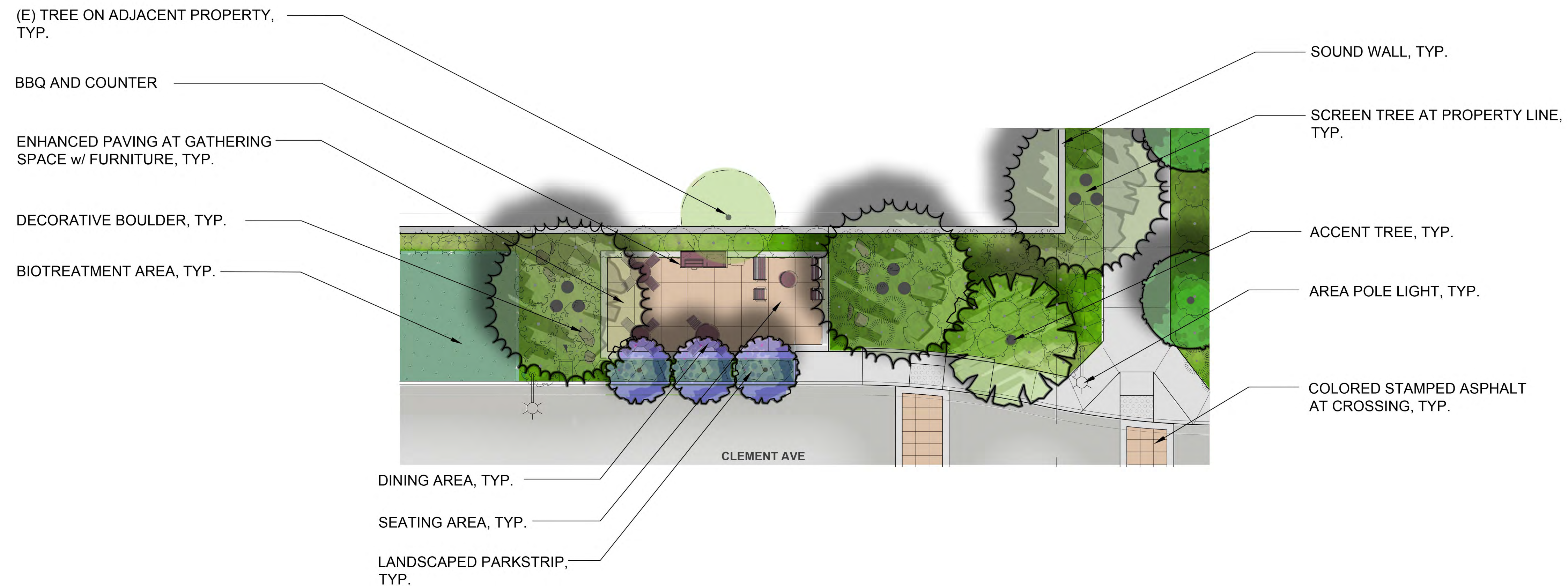


I have complied with the criteria of the Water Efficient Landscape Ordinance and applied them for the efficient use of water in the Landscape Design Plan

Shari Van Don 9/30/2022
 SIGNATURE DATE



GATHERING AREA

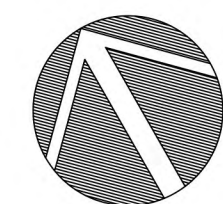


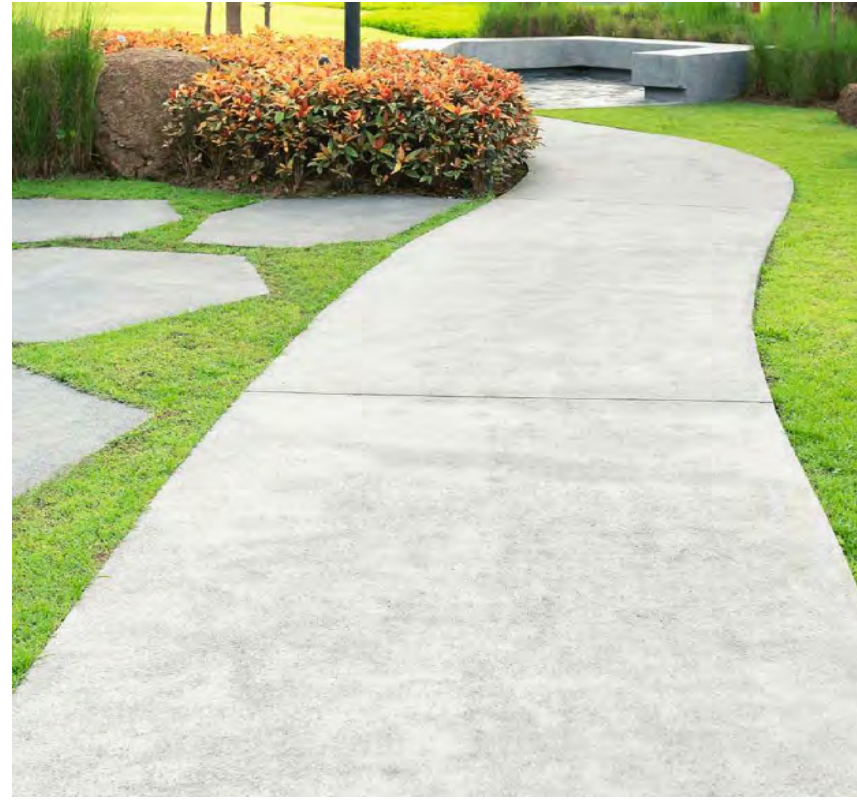
COMMON AREA

I have complied with the criteria of the Water Efficient Landscape Ordinance and applied them for the efficient use of water in the Landscape Design Plan

Shari Van Don
SIGNATURE

9/30/2022
DATE

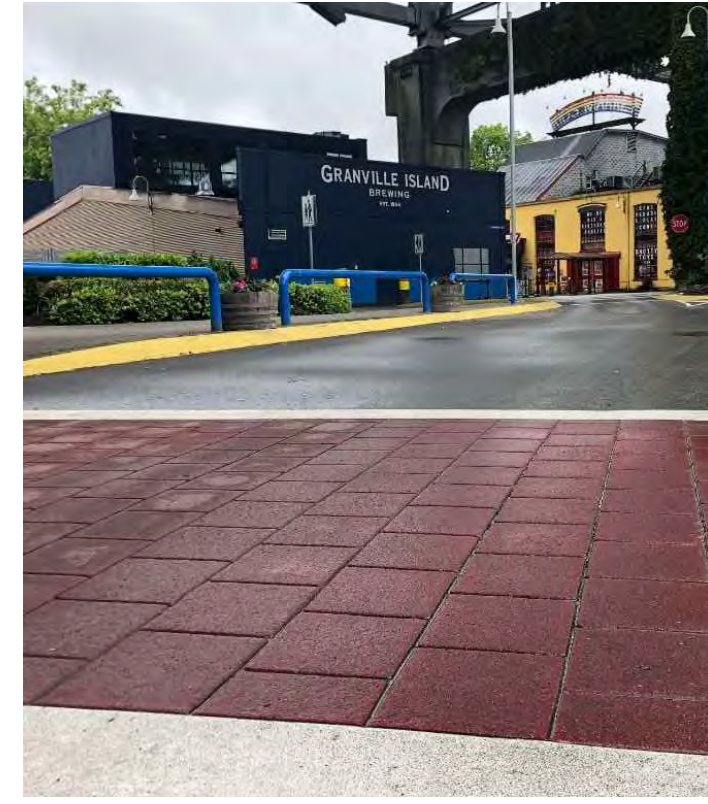




CONCRETE PAVING



DECORATIVE CONCRETE AT
GATHERING SPACE



COLORLED STAMPED ASPHALT AT CROSSWALK



TURF BLOCK AT EMERGENCY
ACCESS w/ GRAVEL INFILL



SOUNDWALL AT PROPERTY LINE



EMERGENCY VEHICLE
ACCESS GATE



BENCH



LOUNGE CHAIR



SIDE TABLE



DINING TABLE & CHAIRS



ELECTRIC BBQ



BIKE RACK



TRASH/RECYCLE RECEPTACLE



BOLLARD
LIGHT



AREA POLE LIGHT

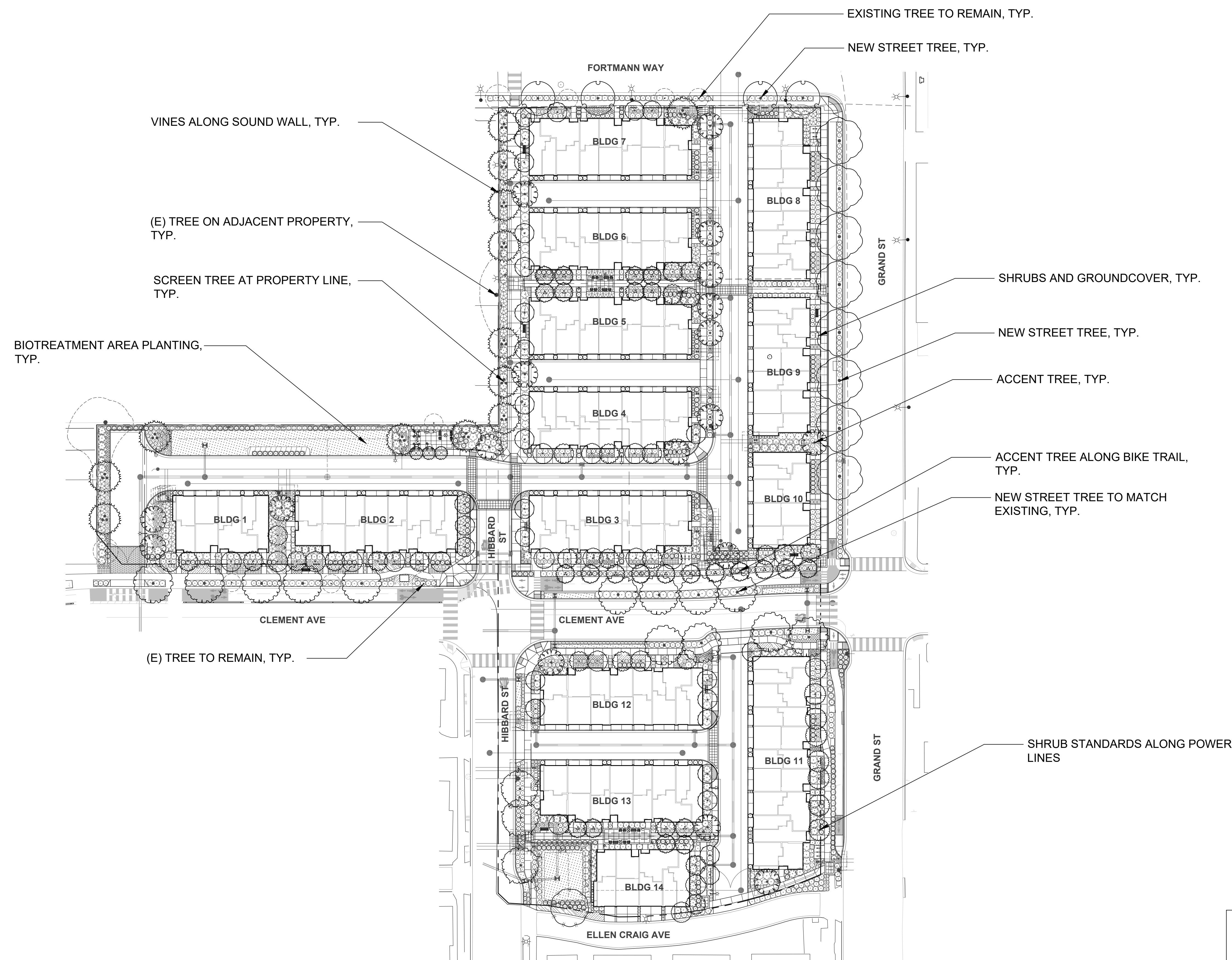


MAILBOX KIOSK



DECORATIVE BOULDERS





NOTE:
1. SEE SHEET L3.1 FOR PLANT LIST

I have complied with the criteria of the Water Efficient Landscape Ordinance and applied them for the efficient use of water in the Landscape Design Plan

Shan Van Don
SIGNATURE
9/30/2022
DATE

I have complied with the criteria of the Water Efficient Landscape Ordinance and applied them for the efficient use of water in the Landscape Design Plan

Shai Van Dam
SIGNATURE

9/30/2022
DATE



FORM (1) – COVER FORM AND SUBMITTAL CHECKLIST

Community Development • Planning & Building
2263 Santa Clara Ave., Rm. 190 Alameda, CA 94501-4477
510.747.6805 • TDD: 510.522.7538 • alamedaca.gov

Project Address: 2015 Grand Street, Alameda APN: 72-381-1 & 72-381-2

Property Owner(s): Pennzoil-Quaker State Company/Shell Oil
Address: 150 N. Dairy Ashford City: Houston State: TX Zip: 77079
Email: owen.w.deluca@shell.com Phone: (832) 337-9877 (mobile):

Applicant(s): (if different from owner) Trumark Homes
Address: 3001 Bishop Drive, Suite 100 City: San Ramon State: CA Zip: 94583
Email: ghinds@trumarkco.com/hantonescu@trumarkco.com Phone: (925) 999-3970 Ghinds (mobile): (925) 324-9793 hantonescu

Project Information

Date Prepared: 7/7/2022 Project Type: Residential - Townhomes
Total Landscape Area: 50,364 Sq. Ft. Water Supply Type: Potable

Submittal Checklist

- Water Efficient Landscape Worksheet
 - Hydrozone Information Table (Included on on Water Budget Calculations page) ☒ Note: This submittal is a Preliminary Landscape Design Plan Submittal Package.
 - Water Budget Calculations
 - Maximum Applied Water Allowance (MAWA) ☒
 - Estimated Total Water Use (ETWU) ☒
- Soil Management Report ☒ Submittal Check List Items 2-4 will be submitted with the Landscape Construction Drawings Submittal package in the future.
- Landscape Design Plan (This package includes the Preliminary Landscape Design Plans) ☒
- Irrigation Design Plan ☒

Preparer of Landscape Plans: I agree to comply with the requirements of the Water Efficient Landscape Ordinance and submit a complete Landscape Document Package

X *Shai Van Dam* 7/7/2022
Preparer(s) of Landscape Plans Signature Required Date

Last Updated 05/15/2018

1

PLANTING DESIGN INTENT STATEMENT

The planting design utilizes primarily drought tolerant, low and medium water use plant materials located in separate hydrozones. Shade tolerant, low and medium water use plants will be utilized on the North facing sides of the project. Low water use plants will be used in all other planted areas. The plants will be selected utilizing the City's current Water Efficient Landscape Ordinance (WELo) plant list and ET Calc water management computer software. A minimum of 3" of bark mulch will be placed in all shrub and groundcover areas.

WATER USE DESIGN INTENT STATEMENT

The irrigation system will comply with the City's current Water Efficient Landscape Ordinance (WELo). System will be a fully automatic, low gallon system with matched precipitation rate emitters on each circuit. The low and medium water use hydrozones will be on separate valve circuits. All new trees will have separate drip or bubbler circuits. The remote control valves will have integral pressure regulators to prevent fluctuations and ensure constant application rates to minimize over or under watering. The electronic irrigation controller will be weather based and make automatic adjustments based on current climate along with multiple programs and application cycles/start times. A rain switch will be installed to prevent irrigation during rainy periods. A flow sensor and master valve will be connected to the controller to allow automatic shut off of any valve circuit or main line in the event of a pipe brake to prevent water waste.

LANDSCAPE DESIGN INTENT STATMENT

The landscape design utilizes a series of distinctly planted areas that define the outdoor rooms and compliment the architecture. The goal is to provide a variety of spaces for residents to socialize, dine outdoors, and walk throughout the project with regular resting areas. Trees provide shade and articulate views throughout the project. Flowering vines are located on the sound wall. Tall columnar shrubs are located along the garage frontages to bring vertical green along with colorful planting below. Enhanced paving at the cross walks visually identify connections throughout the development.

Form (2) Water Efficient Landscape Worksheet:

Project Name: Grand & Clement Preliminary Landscape Design Plans

Reference Evapotranspiration (Eto): 41.8

Hydrozone # /Planting Description *	Plant Factor (PF)	Irrigation Method *	Irrigation Efficiency (IE) *	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Water Use (ETWU) *
Regular Landscape Area Hydrozones							
H1: Low Water Use, Drip, Biotreatment Shrub Planting Areas	0.30	Drip	0.81	0.37037	6,186	2,291	59,376
H2: Low Water Use, Drip, Shrub Planting Areas	0.30	Drip	0.81	0.37037	41,754	15,464	400,777
H3: Medium Water Use, Drip, Trees	0.50	Drip	0.81	0.61728	2,424	1,496	38,778
Note: Low water use shrubs, ground covers and vines are utilized in all the landscape planting areas. The trees are a mix of low and medium species, so the Tree Hydrozone is calculated at a Medium Hydrozone							
				Totals	50,364	19,252	498,931
Special Landscape Area Hydrozones							
N/A							
N/A							
N/A							
				Totals	(C)	(D)	
ETWU Total *							498,931
Maximum Allowed Water Allowance (MAWA) *							717,878

a) Hydrozone #/Planting Description

E.g.
1.) front lawn
2.) low water use plantings
3.) medium water use planting

b) Irrigation Method

overhead spray
or drip

c) Irrigation Efficiency

0.75 for spray head
0.81 for drip

d) ETWU (Annual Gallons Required) = Eto

x 0.62 x ETAF x Area where 0.62 is a conversion actor that converts acre-inches per acre per year to gallons per square foot per year

$$MAWA \text{ (Annual Gallons Allowed)} = (Eto) (0.62) [(ETAF \times LA) + ((1-ETAF) \times SLA)]$$

where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is 0.55 for residential areas and 0.45 for non-residential areas.

ETAF used MAWA calculation: 0.55

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	19,252
Total Area	50,364
Average ETAF	0.38

All Landscape Areas

Total ETAF x Area	19,252
Total Area	50,364
Average ETAF	0.38

2

TREE PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	WATER USE
	ACER RUBRUM 'COLUMNARE'	COLUMNAR RED MAPLE	15 GAL	M
	CARPINUS BETULUS 'FASTIGIATA'	PYRAMIDAL EUROPEAN HORNBEAN	15 GAL	
	GINKGO BILOBA	MAIDENHAIR TREE	24" BOX	M
	LAGERSTROEMIA X 'MUSKOGEE'	LAVENDER CRAPE MYRTLE MULTI-TRUNK	15 GAL	L
	LAURUS NOBILIS 'SARATOGA'	SWEET BAY	15 GAL	L
	PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX	
	PRUNUS AMANOGAWA	CHERRY	24" BOX	M
	QUERCUS ROBUR 'FASTIGIATA'	PYRAMIDAL ENGLISH OAK	15 GAL	L
	RHUS LANCEA	AFRICAN SUMAC	15 GAL	L
	ROBINIA X AMBIGUA 'PURPLE ROBE'	PINK FLOWERING LOCUST	24" BOX	L
	TRISTANIA LAURINA	WATER GUM	24" BOX	L
	ULMUS PARVIFOLIA	CHINESE ELM	24" BOX	L
	ZELKOVA SERRATA 'MUSASHINO'	COLUMNAR SAWLEAF ZELKOVA	24" BOX	M

SHRUB PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	WATER USE
	ARCTOSTAPHYLOS 'SUNSET'	SUNSET MANZANITA	5 GAL	L
	ESCALLONIA RUBRA	RED ESCALLONIA	5 GAL	M
	JUNIPER CHINENSIS 'SPARTAN'	SPARTAN JUNIPER	24" BOX	L
	LAVATERA ASSURGGENTIFOLRA	MALLOW	5 GAL	L
	NANDINA DOMESTICA 'LEMON LIME'	LEMON LIME HEAVENLY BAMBOO	5 GAL	L
	PITOSPORUM TOBIRA 'VARIAGATA'	VARIAGATED TOBIRA	5 GAL	L
	PODOCARPUS MACROPHYLLUS MAKI	YEW	24" BOX	M
	MIMULUS AURANTIACUS	STICKY MONKEYFLOWER	5 GAL	VL
	RHAPHIOLEPIS INDICA 'DANCER'	DANCER INDIAN HAWTHORN	5 GAL	L
	SALVIA LEUCANTHA 'SANTA BARBARA'	MEXICAN BUSH SAGE	5 GAL	L
	XYLOSMA CONGESTUM 'COMPACTA'	COMPACT XYLOSMA	5 GAL	L

MEDIUM

	ACHILLEA MILLEFOLIUM	COMMON YARROW	5 GAL	L
	ASPIDISTRA ELATIOR	CAST IRON PLANT	5 GAL	L
	ANIGOZANTHOS X 'BUSH GOLD'	KANGAROO PAW	5 GAL	L
	CALLISTEMON CITRINUS 'LITTLE JOHN'	DWARF BOTTLE BRUSH	5 GAL	L
	COLEONEMA PULCHRUM 'SUNSET GOLD'	GOLDEN BREATH OF HEAVEN	5 GAL	M
	CORDYLINE X 'FESTIVAL GRASS'	DRACAENA	5 GAL	L
	CHONDROPETALUM TECTORUM	CAPE RUSH	5 GAL	L
	DIETES BICOLOR	FORTNIGHT LILY	5 GAL	L
	DIETES VEGETA	AFRICAN IRIS	5 GAL	L
	FESTUCA MAIREI	ATLAS FESCUE	1 GAL	L
	GALVEZIA SPECIES	GALVEZIA	5 GAL	L
	GREVILLEA 'NOELI'	GREVILLEA	5 GAL	L
	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	5 GAL	L
	LORAPETALUM 'SHANG-WHITE'	EMERALD SNOW FRINGE	5 GAL	L

SMALL

	ACHILLEA X 'MOONSHINE'	MOONSHINE YARROW	5 GAL	L
	AGAVE 'BLUE GLOW'	'BLUE GLOW' AGAVE	1 GAL	L
	ANIGOZANTHOS X 'PINK JOEY'	PINK JOEY KANGAROO PAW	5 GAL	L
	CORPROSMA KIRKII	CREEPING MIRROR PLANT	5 GAL	L
	ERIGERON GLAUCUS	BEACH DAISY	1 GAL	L
	ERIOGOMUM FASCICULATUM	COMMON BUCKWHEAT	5 GAL	L
	HELOCTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	5 GAL	L
	JUNCUS PATENS	CALIFORNIA RUSH	1 GAL	L
	LAVANDULA STOECHAS	SPANISH LAVANDER	1 GAL	L
	LANTANA MONTEVIDENSIS	PURPLE TRAILING LANTANA	5 GAL	L
	LIMONIUM PEREZII	STATICE	5 GAL	L
	PHORMIUM X 'DUET'	NEW ZEALAND FLAX	1 GAL	L
	SANTOLINA VIRENS	GREEN LAVENDER COTTON	5 GAL	L
	ZAUSCHNERIA CALIFORNICA	CALIFORNIA FUCHSIA	5 GAL	L

VINE

	GELSEMIUM SEMPERVIRENS	JESSAMINE ESPALIER	15 GAL	L
	ROSA BANKSIAE 'LUTEA'	BANKSIA ROSE	15 GAL	L
	PASSIFLORA JAMESONII	PASSIFLORA 'CORAL SEA'	15 GAL	L

STORMWATER TREATMENT

	FESTUCA MAIREI	ATLAS FESCUE	1 GAL	L
	FESTUCA 'NO MOW'	NO MOW FESCUE	1 GAL	L
	JUNCUS PATENS	CALIFORNIA RUSH	1 GAL	L
	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	5 GAL	L

GROUNDCOVER

SYMBOL	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	WATER USE
	ARCTOSTAPHYLOS 'WOODS DWARF'	CARPET MANZANITA	1 GAL	L
	CORPROSMA KIRKII 'VARIEGATA'	VARIEGATED CREEPING MIRROR PLANT	5 GAL	L
	CEANOTHUS 'YANKEE POINT'	YANKEE POINT CEANOTHUS	1 GAL	L
	ERIGERON GLAUCUS	BEACH ASTER	1 GAL	L
	ERODIUM REICHARDII	ALPINE GERANIUM	1 GAL	L
	MYOPORUM PARVIFOLIUM	MYOPORUM	1 GAL	L



TREES



SHRUBS TALL NARROW, LARGE, MEDIUM AND SMALL



GROUNDCOVER



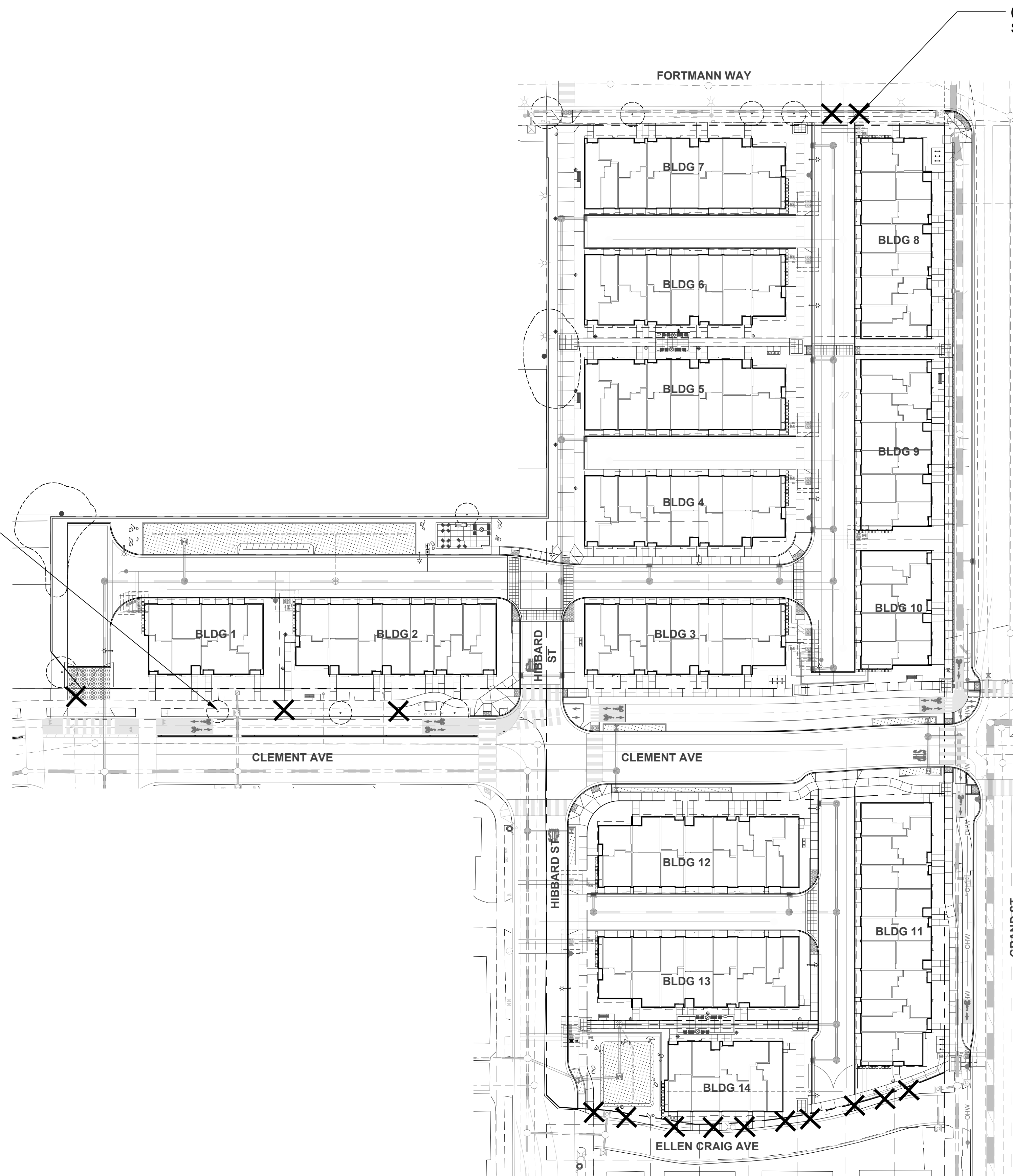
VINE



BIOTREATMENT

(E) TREE ON CLEMENT AVENUE
PARK STRIP, TYP.

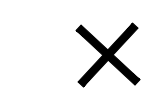
(E) TREE ON FORTMANN WAY PARK
STRIP, TYP.



TREE REMOVAL NOTES

1. TOTAL EXISTING TREES SURVEYED: 38 STREET TREES
2. TOTAL TREE TO BE REMOVED: 15
3. TOTAL NEW TREES PROVIDED: 168

LEGEND

-  EXISTING TREE TO REMAIN
-  EXISTING TREE TO BE REMOVED

