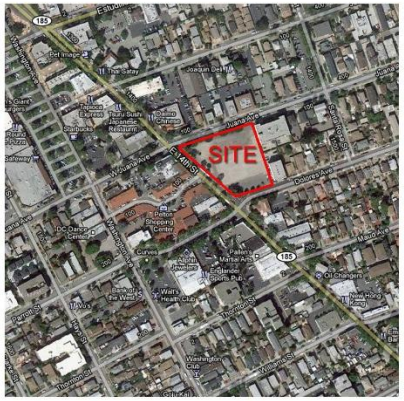
THE VILLAGE

1550 E. 14TH STREET
SAN LEANDRO, CALIFORNIA

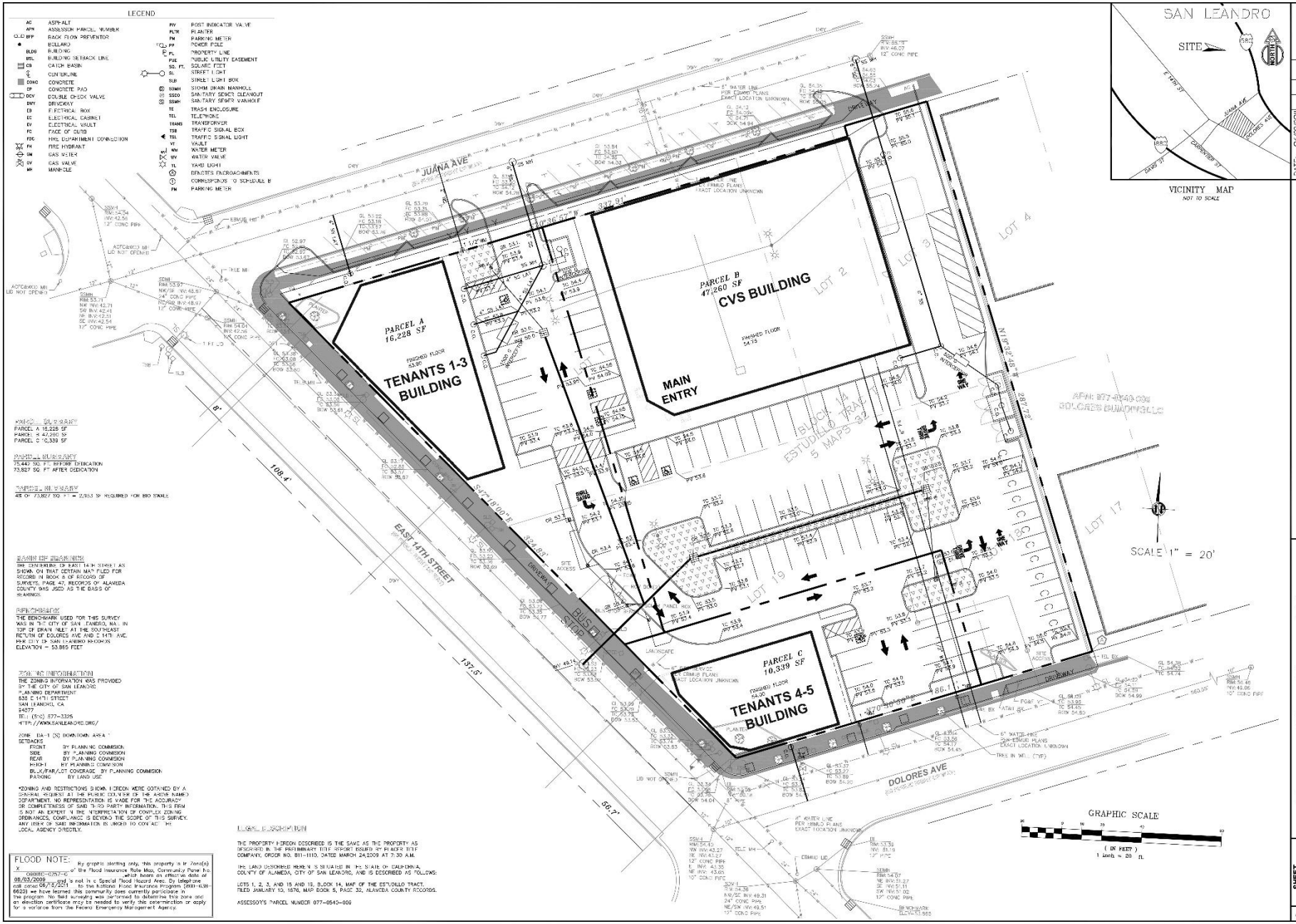
PLANNING SUBMITTAL SEPTEMBER 3, 2013

VICINITY MAP



LEGEND

AC	ASPHALT	FHV	FIRE HYDRANT VALVE
APN	ASSESSOR PARCEL NUMBER	PLTR	PLANTER
BFP	BACK FLOW PREVENTOR	PM	PARKING METER
	BOLLARD	PP	POWER POLE
BLDG	BUILDING	PL	PROPERTY LINE
BSL	BUILDING SETBACK LINE	PUE	PUBLIC UTILITY EASEMENT
CB	CATCH BASIN	SQ. FT.	SQUARE FEET
	CENTERLINE	SL	STREET LIGHT
CONC	CONCRETE	SLB	STREET LIGHT BOX
CP	CONCRETE PAD	SDMH	STORM DRAIN MANHOLE
DCV	DOUBLE CHECK VALVE	SSCO	SANITARY SEWER CLEANOUT
DWY	DRIVEWAY	SSMH	SANITARY SEWER MANHOLE
EB	ELECTRICAL BOX	TE	TRASH ENCLOSURE
EC	ELECTRICAL CABINET	TEL	TELEPHONE
EV	ELECTRICAL VAULT	TRANS	TRANSFORMER
FG	FACE OF GUTTER	TSB	TRAFFIC SIGNAL BOX
FDC	FIRE DEPARTMENT CONNECTION	TSL	TRAFFIC SIGNAL LIGHT
FH	FIRE HYDRANT	VT	VAULT
GM	GAS METER	WM	WATER METER
GV	GAS VALVE	WV	WATER VALVE
MH	MANHOLE	TL	YARD LIGHT
			DENOTES ENCROACHMENTS
			CORRESPONDS TO SCHEDULE B
		PM	PARKING METER



VICINITY MAP
NOT TO SCALE

DATE:	06/29/2011
SCALE:	1"=20'
DESIGNED:	XX
DRAWN:	XX
CHECKED:	XX
PROJ.ENGR.:	
FILE:	8908-01No.

NO.	BY	DATE	REVISION

SLOOTEN CONSULTING INC.
SURVEYING & ENGINEERING
4740 NORTHGATE BL., SUITE 15
SACRAMENTO, CA 95834
(916)641 7370
(FAX)641 7372

Parcelization Plan Utility & Grading

The Village
1550 E. 14TH STREET
SAN LEANDRO, CALIFORNIA

SHEET 1 OF 1 SHEETS
JOB No. 8908-01

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AREA OF PARCELS

PARCEL A 16,228 SF
PARCEL B 47,260 SF
PARCEL C 10,339 SF

PARCEL SURVEY

75,447 SQ. FT. BEFORE DEDICATION
73,827 SQ. FT AFTER DEDICATION

TENTATIVE MAP SURVEY

48 OF 73,827 SQ. FT. = 2,953 SF REQUIRED FOR BIO SWALE

BASIS OF BEARINGS

THE CENTERLINE OF EAST 14TH STREET AS SHOWN ON THAT CERTAIN MAP FILED FOR RECORD IN BOOK 6 OF RECORD OF SURVEYS, PAGE 47, RECORDS OF ALAMEDA COUNTY WAS USED AS THE BASIS OF BEARINGS.

BENCHMARK

THE BENCHMARK USED FOR THIS SURVEY WAS IN THE CITY OF SAN LEANDRO, NAD. IN TOP OF DRAIN INLET AT THE SOUTHEAST RETURN OF DOLORES AVE AND E 14TH AVE. PER CITY OF SAN LEANDRO BENCHMARK ELEVATION = 53.865 FEET

ZONING INFORMATION

THE ZONING INFORMATION WAS PROVIDED BY THE CITY OF SAN LEANDRO
PLANNING DEPARTMENT
835 E 14TH STREET
SAN LEANDRO, CA
94577
TEL: (510) 577-3325
HTTP://WWW.SANLEANDRO.ORG/

ZONE DA-1 (S) DOWNTOWN AREA 1
SETBACKS
FRONT BY PLANNING COMMISSION
SIDE BY PLANNING COMMISSION
REAR BY PLANNING COMMISSION
HEIGHT BY PLANNING COMMISSION
BLDG/PARKING/LOT COVERAGE BY PLANNING COMMISSION
PARKING BY LAND USE

*ZONING AND RESTRICTIONS SHOWN HEREON WERE OBTAINED BY A GENERAL REQUEST AT THE PUBLIC COUNTER OF THE ABOVE NAMED DEPARTMENT. NO REPRESENTATION IS MADE FOR THE ACCURACY OR COMPLETENESS OF SAID THIRD PARTY INFORMATION. THIS FIRM IS NOT AN EXPERT IN THE INTERPRETATION OF COMPLEX ZONING ORDINANCES, COMPLIANCE IS BEYOND THE SCOPE OF THIS SURVEY. ANY ITEM OF SAID INFORMATION IS URGED TO CONTACT THE LOCAL AGENCY DIRECTLY.

LEGAL DESCRIPTION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PROPERTY AS DESCRIBED IN THE PRELIMINARY TITLE REPORT ISSUED BY FIDELITY TITLE COMPANY, ORDER NO. 811-1110, DATED MARCH 24,2009 AT 7:30 A.M.

THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF ALAMEDA, CITY OF SAN LEANDRO, AND IS DESCRIBED AS FOLLOWS:

LOTS 1, 2, 3, AND 15 AND 19, BLOCK 14, MAP OF THE ESTUDILLO TRACT, FILED JANUARY 10, 1876, MAP BOOK 5, PAGE 32, ALAMEDA COUNTY RECORDS.

ASSESSOR'S PARCEL NUMBER 077-0540-006

FLOOD NOTE: By graphic plotting only, this property is in Zone(s) X of the Flood Insurance Rate Map, Community Panel No. 06001C0257-G, which bears an effective date of 08/03/2009 and is not in a Special Flood Hazard Area. By telephone call once 06/13/2011 to the National Flood Insurance Program (800-638-6620) we have learned this community does currently participate in the program. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

WATER EFFICIENT LANDSCAPE STATEMENT

The irrigation system shall be designed to meet current water efficiency standards and State Model Water Efficient Landscape Ordinance AB1881 as required by local jurisdictions while achieving the goal of effectively and efficiently providing the landscape with water by means of high efficiency spray irrigation to the turf and ground cover areas and drip irrigation bubblers to restricted shrub planting and shrub mass planting areas as applicable.

Irrigation systems shall be designed to accommodate recycled water where available either currently or in the future as directed by the local water purveyor. Recycled water systems shall be designed in accordance with local and state codes.

Irrigation systems for landscapes greater that 5,000 sf shall have a dedicated water meter for irrigation.

A Water Efficient Landscape Worksheet shall be included with hydrozone information table, water budget calculations and irrigation operation schedules.

A state of the art ET based self adjusting irrigation controller shall be specified for this project to automatically control the water allocated to each valve grouped per individual hydrozone (based on plant type and exposure). This shall include rain and flow sensors as applicable for a higher level of water conservation.

Tree bubblers shall be included on separate circuits to isolate the irrigation to the trees and provide deep watering to promote a deeper root structure.

Spray irrigation systems for groundcover areas greater than 8' wide in any direction shall be designed with commercial series spray heads with high efficiency nozzles that include internal check valves and pressure compensation devices. The heads shall be designed in a head to head layout to achieve an even level of precipitation throughout the irrigation system. The nozzles deliver water at minimum 70% efficiency with a low precipitation rate that matches the infiltration rate of the soil.

The drip system will incorporate pressure compensating drip bubblers with ½" drip tubes to each plant which delivers water at 90% efficiency at an application rate that matches the soil type.

PLANT LIST

TREE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	O.C. SPACING	WATER REQ.
AC	Acer r. 'New World'	New World Maple	15 Gal.	As shown	Mod
CT	Chitalpa tashkentensis	Chitalpa	15 Gal.	As shown	Low
LI	Lagerstroemia x 'Miami'	Crape Myrtle	15 Gal.	As shown	Low
LN	Laurus nobilis	Sweet Bay	15 Gal.	As shown	Low
MQ	Melaleuca quinquenervia	Cajeput Tree	15 Gal.	As shown	Low
PL	Platanus acerifolia (to match existing)	Sycamore	15 Gal.	As shown	Mod
TU	Tibouchina urvilleana	Princess Flower	15 Gal.	As shown	Mod

SHRUB

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	O.C. SPACING	WATER REQ.
CH	Chondropetalum tectorum	Cape Rush	5 gal.	4'-0"	Mod
DV	Dietes vegeta	Fortnight Lily	5 gal.	3'-0"	Low
HP	Heuchera m. 'Palace Purple'	Purple Heuchera	1 gal.	3'-0"	Mod
JU	Juncus sp.	Rush	1 gal.	2'-0"	Mod
LP	Limonium perezii	Sea Lavender	1 gal.	2'-0"	Low
PT	Phormium t. 'Dusk'	New Zealand Flax	5 gal.	3'-6"	Low
RH	Rhaphiolepis i. 'Jack Evans'	Indian Hawthorn	5 gal.	3'-6"	Low

GROUNDCOVERS

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	O.C. SPACING	WATER REQ.
AN	Anigozanthos 'Bush Gold' & 'Bush Ranger'	Kangaroo Paw	1 gal.	1'-6"	Mod
CA	Carex tumicola	Berkeley Sedge	1 gal.	1'-6"	Mod
EK	Erigeron karvinskianus	Santa Barbara Daisy	1 gal.	18" O.C.	Low
EH	Equisetum hyemale	Horsetail	1 gal.	24" O.C.	Mod
GA	Geranium maculatum 'Album'	Cranesbill	1 gal.	18" O.C.	Mod
LC	Leymus c. 'Canyon Prince	Wild Rye	1 gal.	2'-0"	Low
MI	Mimulus cardinalis	Scarlet Monkey Flower	1 gal.	24" O.C.	Mod
OD	Oscularia deltoides	Ice Plant	Flats	18" O.C.	Low

VINES

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	O.C. SPACING	WATER REQ.
BK	Bougainvillea 'Barbara Karst'	Bougainvillea	15 gal.	As shown	Low
MF	Macfadyena unguis-cati	Cat's Claw	15 gal.	As shown	Low

VILLAGE MARKETPLACE

SAN LEANDRO, CALIFORNIA

LANDSCAPE CONCEPT
Scheme K.6

DATE: SEPTEMBER 3, 2013
MCG JOB #: 10119.01

DATE	REVISIONS

Scale : 1" = 20'-0"

0 10' 20' 40'

N

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2671 GREEN CANYON RD. SAN RAMON, CA. 94583
TEL. 925.735.8175 FAX. 925.838.8921
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Ⓣ 415.974.6002 Ⓕ 415.974.1556
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NORTHWEST AT CORNER

WEST ELEVATION ALONG EAST 14TH STREET

SOUTH ELEVATION

EAST ELEVATION AT PARKING AREA

NORTH ELEVATION ALONG JUANA AVENUE

VILLAGE MARKETPLACE

SAN LEANDRO, CALIFORNIA

MULTI-TENANT BUILDING
CONCEPTUAL ELEVATIONS

A4

DATE:	AUGUST 19 2,13
MCG JOB #:	10119.01

DATE	REVISIONS

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

0 4' 8' 16'

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San Francisco, California 94108
T: 415.974.6002 F: 415.974.1556
mcgarchitecture.com

WEST ELEVATION

SOUTH ELEVATION

EAST ELEVATION

NORTH ELEVATION

VILLAGE MARKETPLACE

SAN LEANDRO, CALIFORNIA

MULTI-TENANT BUILDING
CONCEPTUAL ELEVATIONS

A4

DATE:	AUGUST 19 2,13
MCG JOB #:	10119.01

DATE	REVISIONS

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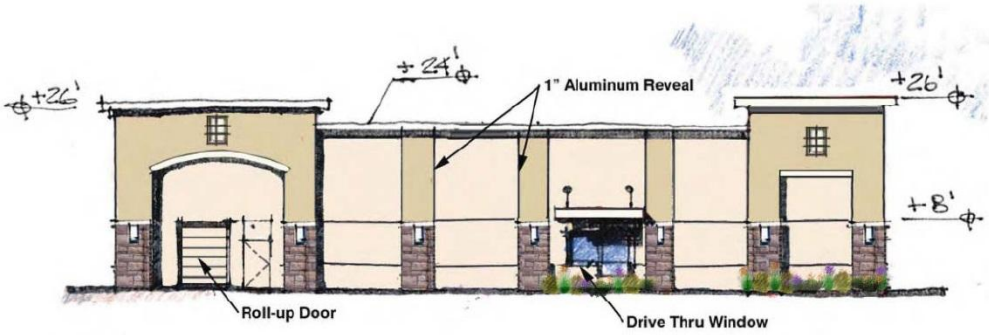

EAST ELEVATION

NORTH ELEVATIONS
Juana Street Elevation

MATERIALS LEGEND

- El Dorado Stone: "York Limestone"
- Benjamin Moore: "Philadelphia Cream" HC-30
- Benjamin Moore: "Philadelphia Cream - 50%" HC-30
- Benjamin Moore: "Floral White" OC-29
- US Tile: "Old World Blend" One Piece 'S' Tile

ARCHITECTURAL DIMENSIONS
300 Frank H. Ogawa Plaza, Suite 375
Oakland, CA 94612
Tel. 510.463.8300 Fax. 510463.8395

PROJECT INFO.

CVS Pharmacy
San Leandro, California

JOB NO. ARM 039
DATE. 09/06/13
DRAWING NO. X-10A

MATERIALS LEGEND

- El Dorado Stone: "York Limestone"
- Benjamin Moore: "Philadelphia Cream" HC-30
- Benjamin Moore: "Philadelphia Cream - 50%" HC-30
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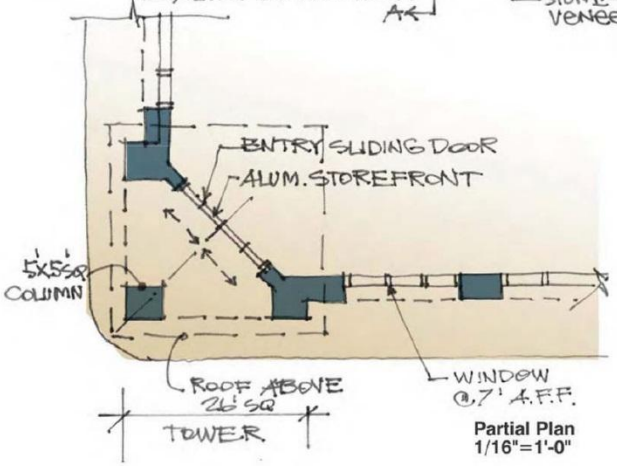
SOUTH ELEVATION



Partial Plan
1/16"=1'-0"

WEST ELEVATION
E. 14th Street Facing Elevatic

ARCHITECTURAL DIMENSIONS	300 Frank H. Ogawa Plaza, Suite 375 Oakland, CA 94612 Tel. 510.463.8300 Fax. 510463.8395	PROJECT INFO. **CVS Pharmacy** **San Leandro, California**	JOB NO. ARM 039 DATE. 09/06/13	DRAWING NO. X-10B

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VILLAGE MARKETPLACE

SAN LEANDRO, CALIFORNIA

LANDSCAPE CONCEPT
Scheme K.6

DATE: SEPTEMBER 3, 2013
MCG JOB #: 10119.01

DATE	REVISIONS

Scale : 1" = 20'-0"

0 10' 20' 40'

N

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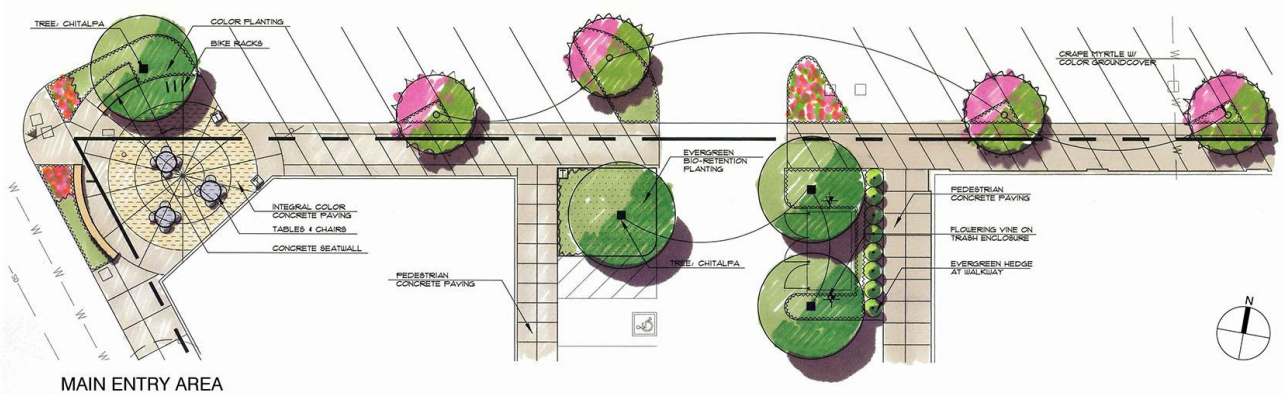
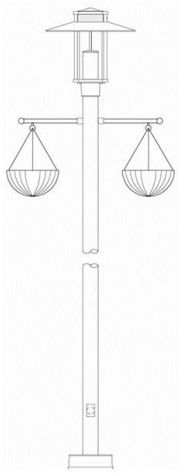
POTS

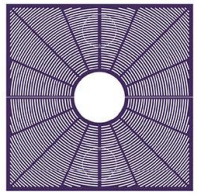
BENCH



MAIN ENTRY AREA



LIGHT WITH HANGING BASKETS

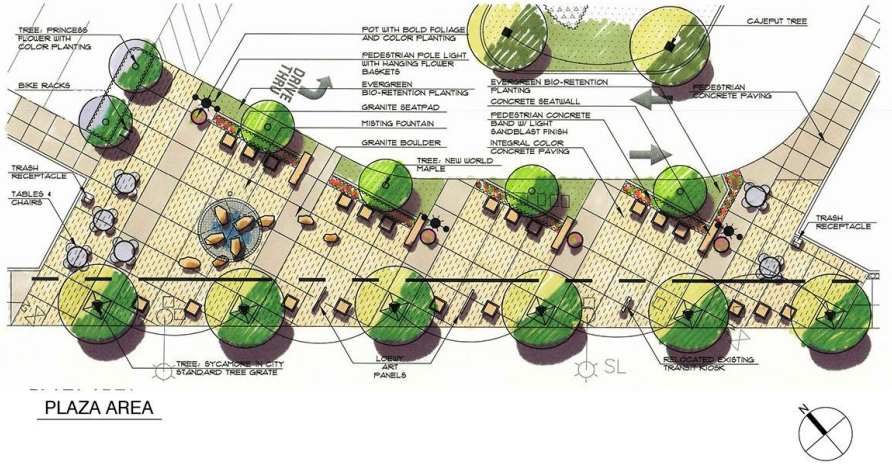


TREE GRATE

BIKE RACK

TRASH RECEPTACLE

GRANITE SEATPADS



PLAZA AREA

VILLAGE MARKETPLACE

SAN LEANDRO, CALIFORNIA

SITE EXAMPLES AND ENLARGEMENTS
Scheme K.6

DATE: SEPTEMBER 3, 2013
MCG JOB #: 10119.01

DATE	REVISIONS

Scale : 1" = 10'-0"
0 5' 10' 20'

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LAND PLANNING URBAN DESIGN
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mcg SM

TREES

MIAMI CRAPE MYRTLE

CHITALPA

CAJEPUT TREE

SWEET BAY

LONDON PLANE TREE

PRINCESS FLOWER

SHRUBS, GROUNDCOVERS AND VINES

KANGAROO PAW

BEARBERRY

MCMINN MANZANITA

BERKELEY SEDGE

FORTNIGHT LILY

BLOOD-RED TRUMPET VINE

HORSETAIL

ORANGE & RED DAYLILIES

RUSH

PURPLE HEUCHERA

TREE MALLOW

PINK CRANESBILL

ICE PLANT

SEA LAVENDER

NEW ZEALAND FLAX

INDIAN HAWTHORN

COAST ROSEMARY

VILLAGE MARKETPLACE
SAN LEANDRO, CALIFORNIA

PLANT PALETTE
Scheme K.6

DATE: SEPTEMBER 3, 2013
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DATE	REVISIONS

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Scale : NONE
0
N

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mg SM

BIKE PARKING OPTIONS FOR CITY CONSIDERATION

VILLAGE MARKETPLACE

SAN LEANDRO, CALIFORNIA

BIKE PARKING ALTERNATIVES
Scheme K.6

DATE: SEPTEMBER 3, 2013
MCG JOB #: 10119.01

DATE	REVISIONS

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Scale : NONE
0
N

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