

HERITAGE POINT

1500 Fred Jackson Way
Richmond, California

PLANNING DEPARTMENT ENTITLEMENT SUBMITTAL 2014.05.14

RESUBMIT 2015.01.16

PROJECT DIRECTORY

OWNER/DEVELOPER	ARCHITECT	LANDSCAPE
COMMUNITY HOUSING AND DEVELOPMENT CORPORATION 1535A FRED JACKSON WAY RICHMOND, CA 94801 TEL: 510.412-9290	YHLA ARCHITECTS 1617 CLAY STREET OAKLAND, CA 94612 TEL : 510.836.6688	GARTH RUFFNER, LANDSCAPE ARCHITECT 4120 DOUGLAS BLVD. STE. 306, #301 ROSEVILLE, CA 94746 TEL : 916.797.2576
CIVIL ENGINEER	SURVEYOR	
LEA & BRAZE ENGINEERING 2495 INDUSTRIAL PARKWAY WEST HAYWARD, CA 94545 TEL : 510.887.4086	CANUMAY LAND SURVEYING 187 E B STREET BENICIA, CA 94510 TEL : 707.747.0458	

PROJECT INFORMATION

TOTAL BUILDING AND SITE				
BUILDING - GROSS FLOOR AREA				60,212 SF + 3,570 SF = 63,782 SF
BUILDING OUTLINE				15,829 SF + 3,570 SF = 19,399 SF
NET SITE AREA :				BUILDING SITE - 0.81 ACRES (+/-35,397 SF)
FLOOR AREA RATIO :	GFA	=	63,782 SF	= 1.80
	NET SITE AREA	=	35,397 SF	
BUILDING COVERAGE :	BLDG. OUTLINE	=	19,399 SF	= 0.55
	NET SITE AREA	=	35,397 SF	
PROJECT HOUSING DENSITY :	NUMBER OF UNITS	=	42	= 52 DU/AC
	SITE AREA	=	0.81 ACRES	

BUILDING CODE (MAIN BUILDING)

SEISMIC ZONE :	4
CONSTRUCTION TYPE :	TYPE V-A
OCCUPANCY GROUP :	R-2 / M
BUILDING HEIGHT / NUMBER OF STORIES:	47'-0" TYPICAL, 51'-0" AT TOWER / 4 STORIES
FIRE SPRINKLER:	NFPA-13
USE :	MULTI-FAMILY RESIDENTIAL / COMMERCIAL
ZONING DESIGNATION:	PLANNED UNIT DISTRICT
GENERAL PLAN:	TO BE AMENDED TO MIXED USE
CODE EDITION :	CALIFORNIA BUILDING STANDARDS CODE 2013 EDITION
FLOOD ZONE:	PROPERTY NOT IN 100 YEAR FLOOD ZONE

SHEET INDEX

A0	PROJECT INFORMATION & INDEX
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C3.0	PRELIMINARY STORM WATER TREATMENT PLAN
C3.1	PRELIMINARY STORM WATER TREATMENT DETAILS
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A2	1ST FLOOR, 2ND AND 3RD FLOOR PLAN
A3	4TH FLOOR PLAN AND ROOF PLAN
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RESIDENTIAL UNIT MIX

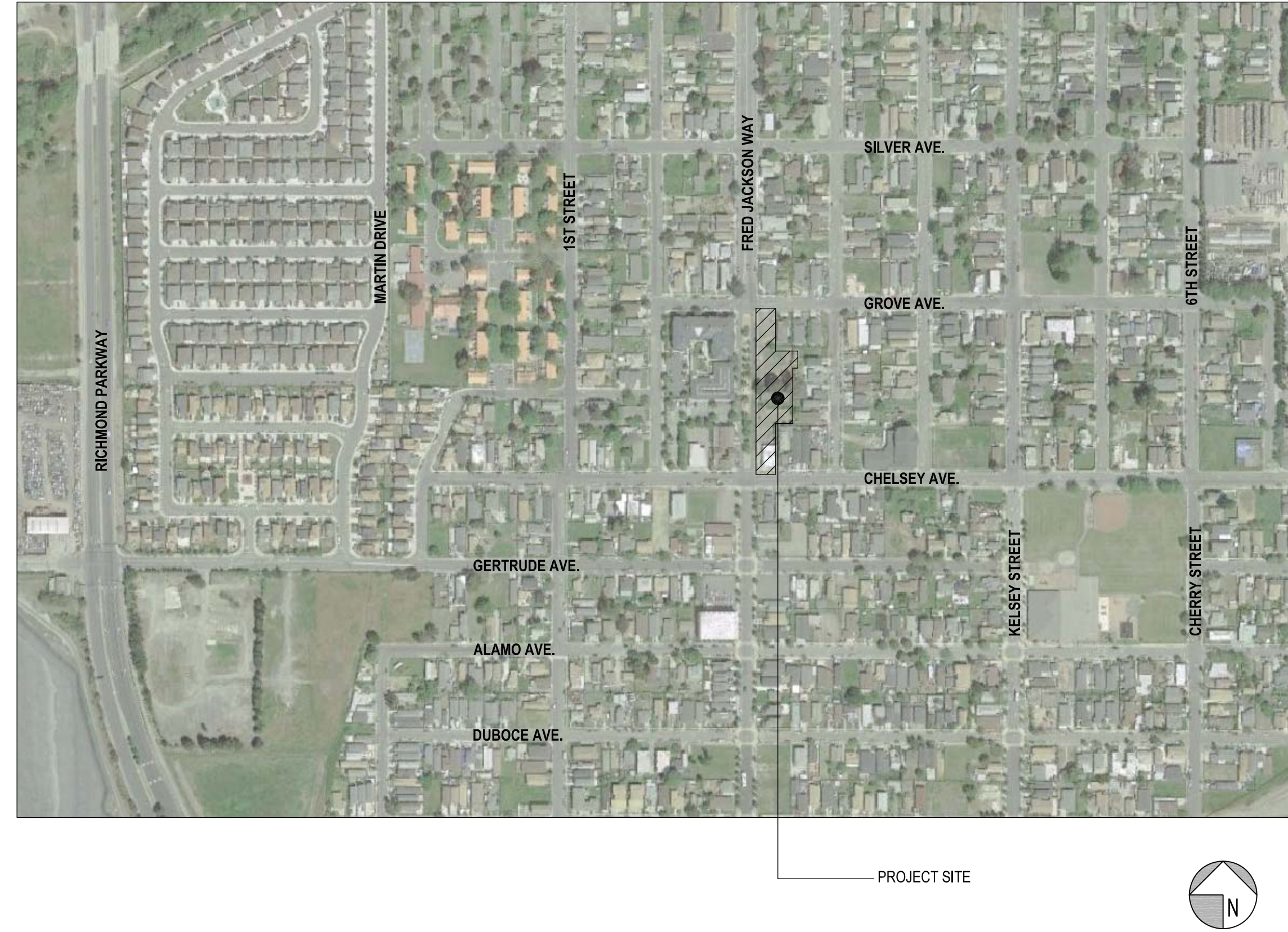
	1 - BEDROOM	2 - BEDROOM	3 - BEDROOM	
GROUND LEVEL	3	1	1	
2ND LEVEL	3	6	4	
3RD LEVEL	3	6	4	
4TH LEVEL	3	4	4	
TOTAL	12	17	13	

TOTAL NUMBER OF UNITS: 42

MAIN BUILDING AREA

	RESIDENTIAL	COMMERCIAL	ACCESSORY	CIRCULATION	PARKING	GROSS PER FLR
GROUND LEVEL	3,925	900	2,518	2,215	6,271	15,829
2ND LEVEL	12,200	-	296	2,997	-	15,493
3RD LEVEL	12,061	-	296	3,136	-	15,493
4TH LEVEL	10,271	-	296	2,830	-	13,397
TOTAL	38,457	900	3,406	11,178	6,271	60,212

GENERAL VICINITY PLAN - not to scale



RESIDENTIAL PARKING

	OFF-STREET PARKING SPACES	ACCESSIBLE PARKING SPACES	TOTAL
PARKING SPACES PROVIDED	45	2	47

OPEN SPACE

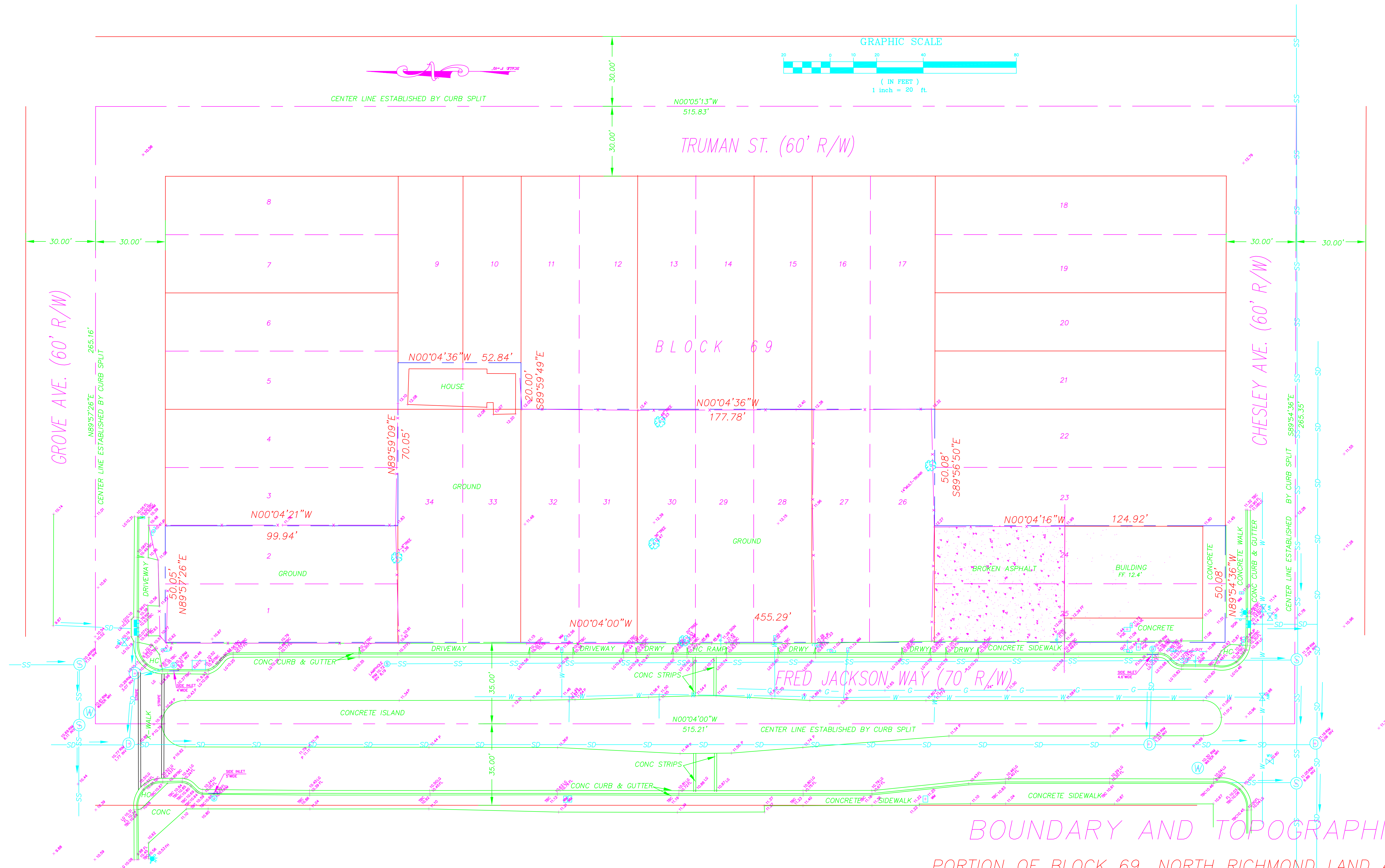
	GROUP OPEN SPACE	PRIVATE OPEN SPACE
	PROVIDED	PROVIDED
COURTYARDS	1,734 SF	PATIOS/BALCONIES 1,000 SF
TOTAL PROVIDED	1,734 SF	1,000 SF

MARKET SHELL BUILDING

BUILDING - GROSS FLOOR AREA	3,570 SF
BUILDING OUTLINE	3,570 SF

BUILDING CODE (MARKET SHELL)

CONSTRUCTION TYPE :	TYPE V-B
OCCUPANCY GROUP :	M
BUILDING HEIGHT / NUMBER OF STORES:	23'-0" / 1 STORY
USE :	COMMERCIAL
ZONING DESIGNATION:	PLANNED UNIT DISTRICT
CODE EDITION:	CALIFORNIA BUILDING STANDARDS CODE 2013 EDITION
FLOOD ZONE:	PROPERTY NOT IN 100 YEAR FLOOD ZONE



BASIS OF BEARINGS

NORTH RICHMOND LAND & FERRY CO., TRACT NO. 2 (5 M 124).

BENCHMARK

WEST COUNTY WASTEWATER MANAGEMENT. TBM ELEV. 7.24' (6.44').
INVERT OF SEWER MANHOLE AT EAST SIDE CHESLEY & FRED JACKSON STREETS.

UTILITY NOTE

THE SURFACE UTILITIES SHOWN ON THIS DRAWING HAVE BEEN LOCATED BY FIELD SURVEY. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN COMPILED FROM RECORDS OF THE VARIOUS AGENCIES. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR THEIR INDICATED LOCATION, SIZE OR TYPE. RECORD UTILITY INFORMATION SHOULD BE CONFIRMED BY EXPOSING THE UTILITY.

SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE CALIFORNIA LAND SURVEYOR'S ACT AT THE REQUEST OF CHERENE SANDIDGE ON APRIL 27, 2014.



PAUL CANUMAY, PLS 3272
LICENSE EXPIRES JUNE 30, 2014

DATE

LEGEND

- FOUND STANDARD STREET MONUMENT
- SET 5/8" REBAR & CAP (PLS 3272)
- ⊕ SET CROSS IN CONCRETE
- TBC TOP OF BACK OF CURB
- FL FLOW LINE OF CURB
- P/L PROPERTY LINE
- P PAVEMENT
- WM WATER METER
- BW BACK OF WALK
- JP JOINT POLE
- DRWY DRIVEWAY
- HC HANDICAP RAMP

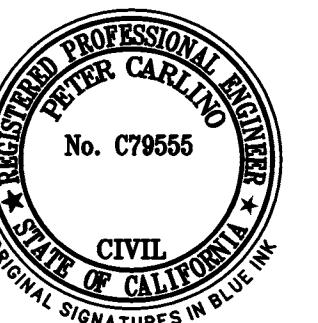
BOUNDARY AND TOPOGRAPHIC SURVEY
PORTION OF BLOCK 69, NORTH RICHMOND LAND AND FERRY CO.
TRACT NO. 2, FILED 9/19/1911 IN BOOK 5 OF MAPS, PAGE 124,
CONTRA COSTA COUNTY RECORDS

CONTRA COSTA COUNTY, CALIFORNIA

SCALE: 1" = 20'

JUNE 15, 2014

CANUMAY LAND SURVEYING
P.O. BOX 121
BENICIA, CALIFORNIA
(707) 747-0458



LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS

BAY AREA REGION
2495 INDUSTRIAL PKWY WEST
HAYWARD, CALIFORNIA 94545
(P) (510) 887-4086
(F) (510) 887-3019

SACRAMENTO REGION
3017 DOUGLAS BLVD, # 300
ROSEVILLE, CA 95661
(P) (916) 986-1338
(F) (916) 797-7363

WWW.LEABRAZE.COM

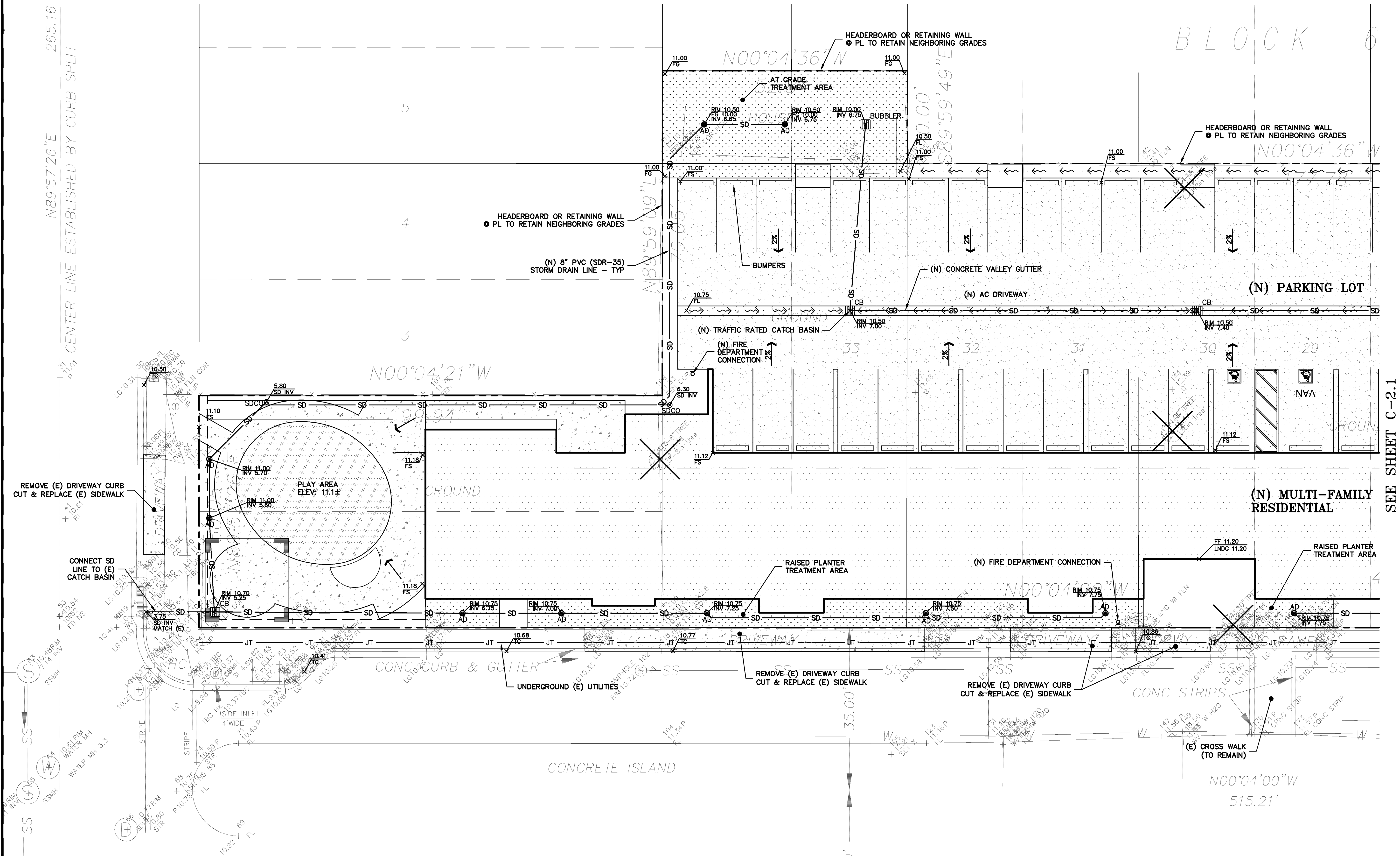
HERITAGE POINT
1500 FRED JACKSON WAY
RICHMOND, CALIFORNIA

CONTRA COSTA COUNTY

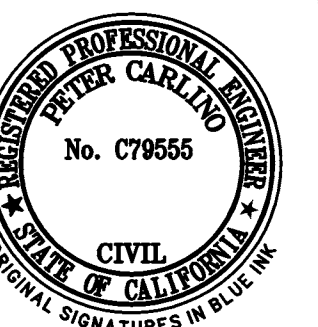
SCHEMATIC GRADING & DRAINAGE PLAN

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	—
	—
	—
REVISIONS	BY
8 NO:	2140111P2
TE:	01-16-15
ALE:	1" = 10'
SIGN BY:	CA
AWN BY:	TB
EET NO:	

C-2.0



** EXISTING UTILITY NOTE:
CONTRACTOR TO VERIFY EXISTING
UTILITIES SIZE, LOCATION, AND
SLOPE PRIOR TO CONSTRUCTION.
NOTIFY LEA & BRAZE ENGINEERING
OF DISCREPANCIES.

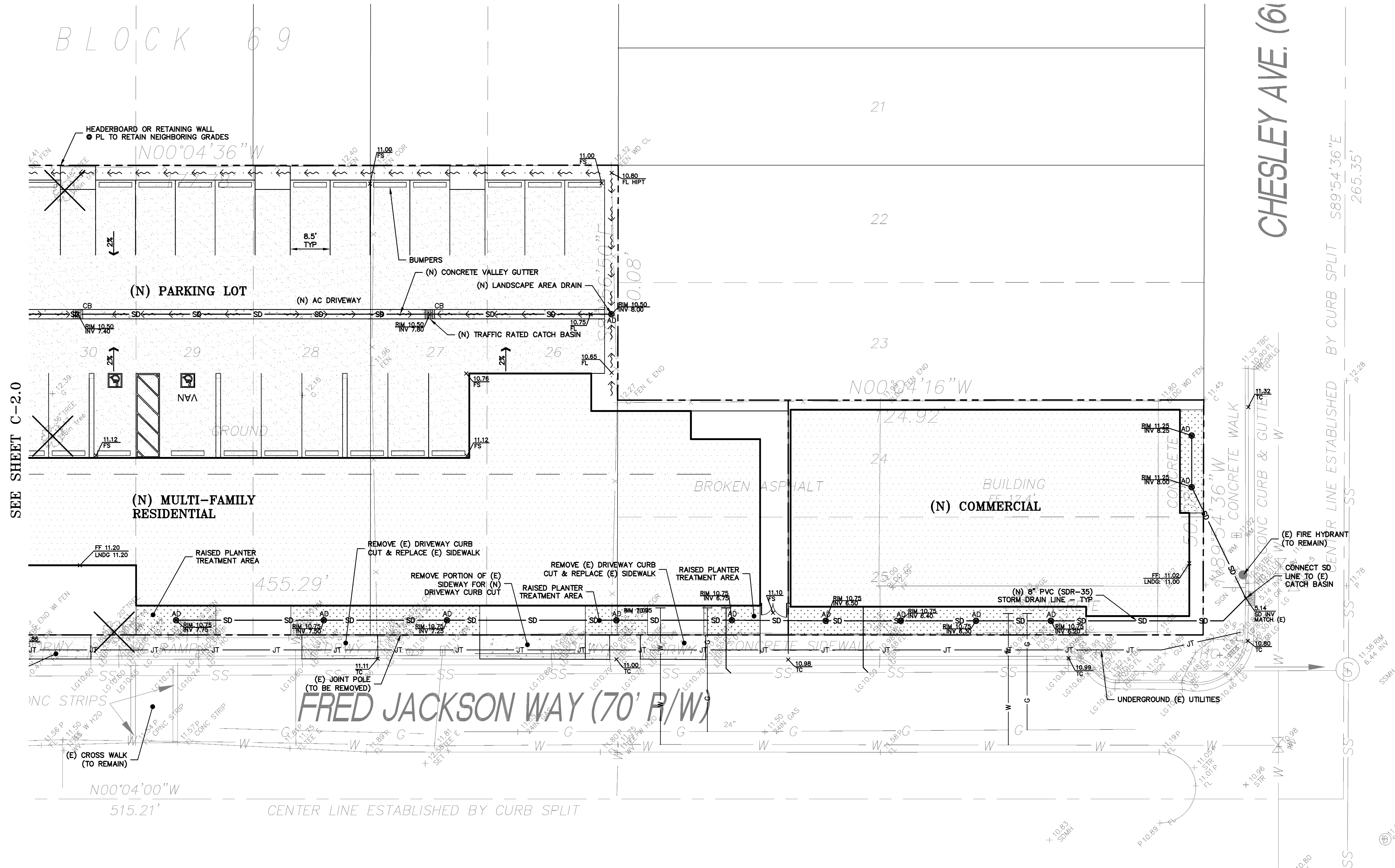
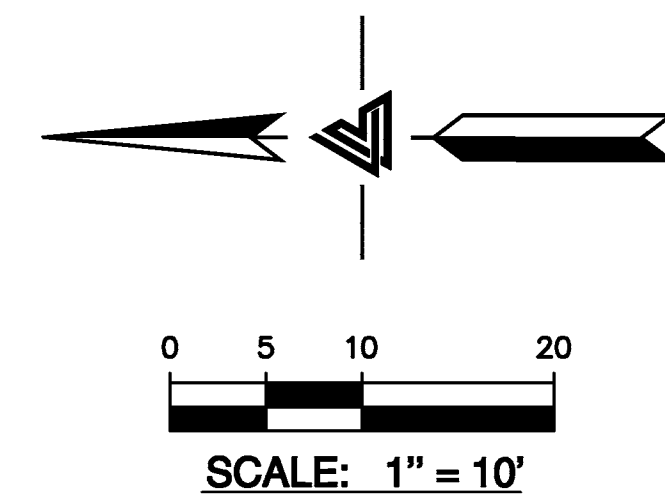


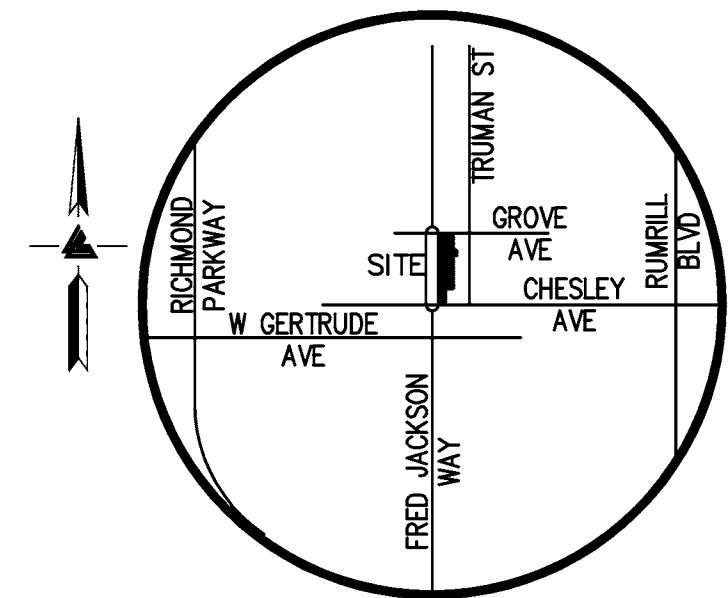
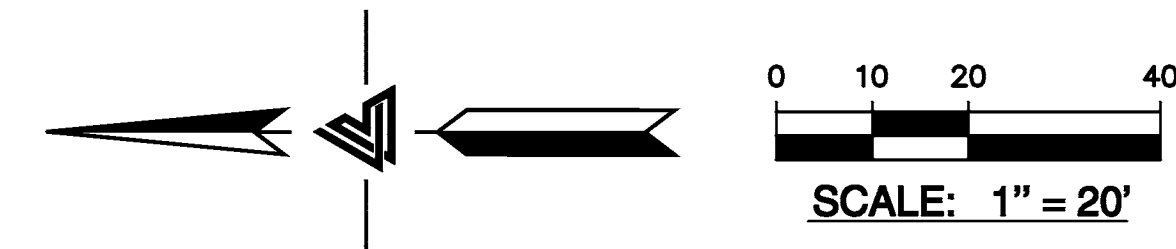
LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS
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**HERITAGE POINT
1500 FRED JACKSON WAY
RICHMOND, CALIFORNIA**
CONTRA COSTA COUNTY
APNs: 409-080-001-4, -013-9, -014-7
-015-4, -016-2, -020-4, -021-2

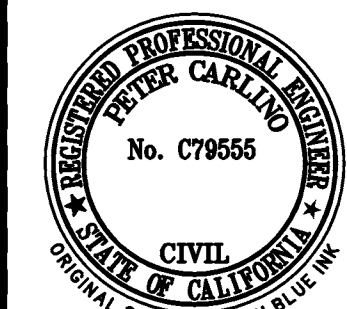
**SCHEMATIC
GRADING & DRAINAGE
PLAN**

REVISIONS	BY
JOB NO: 214011P2	
DATE: 01-16-15	
SCALE: 1" = 10'	
DESIGN BY: CA	
DRAWN BY: TB	
SHEET NO:	
C-2.1	
03 OF 05 SHEETS	





VICINITY MAP
NO SCALE



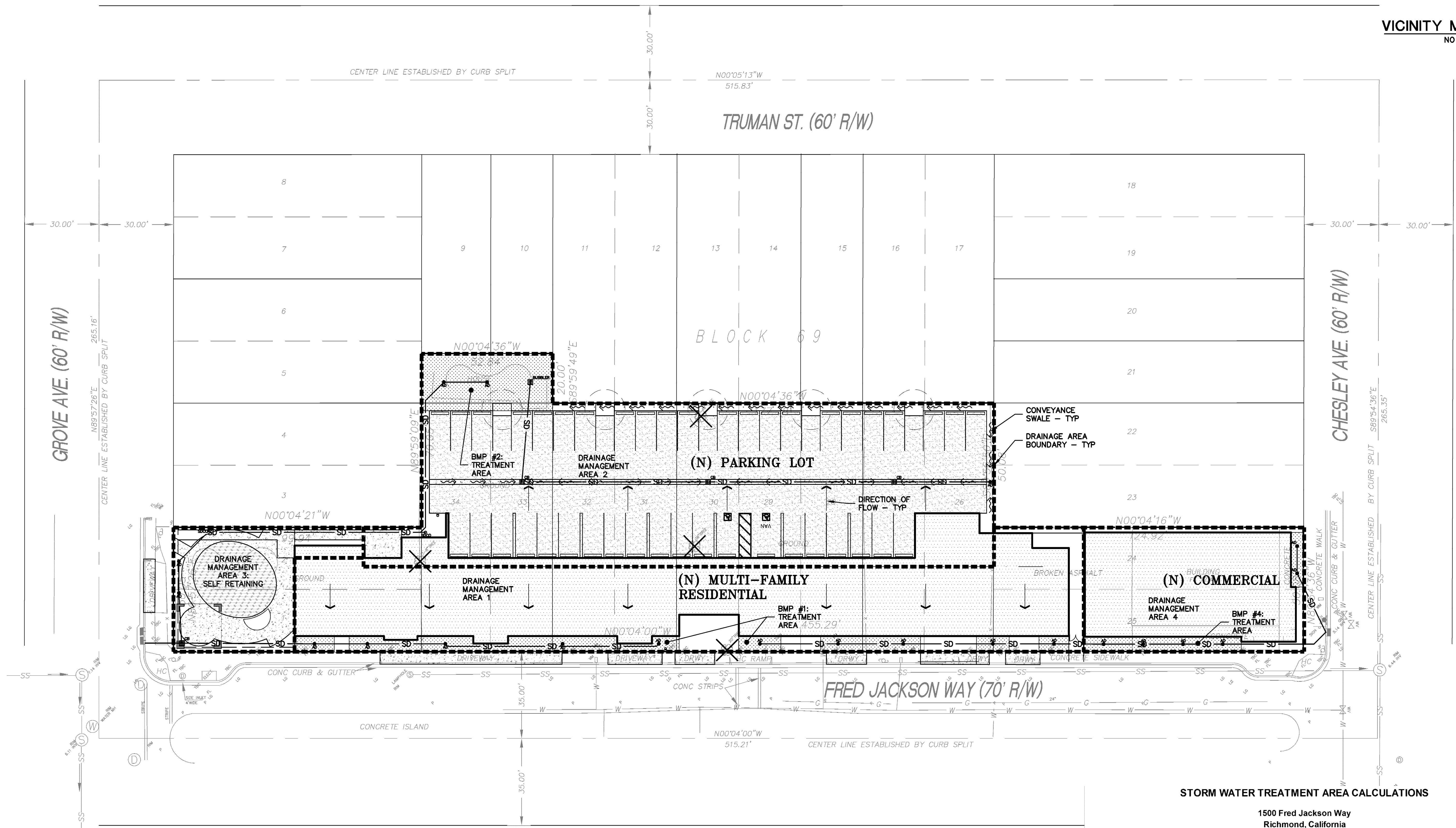
LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS
SACRAMENTO REGION
BAY AREA REGION
SOUTHWEST REGION
HAYWARD, CALIFORNIA 94545
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RICHMOND, CALIFORNIA
CONTRA COSTA COUNTY
APNs: 409-080-001-4, -013-9, -014-7
-015-4, -016-2, -020-4, -021-2

**PRELIMINARY STORM
WATER TREATMENT
PLAN**

REVISIONS	BY

JOB NO: 214011P2
DATE: 01-16-15
SCALE: 1" = 20'
DESIGN BY: CA
DRAWN BY: TB
SHEET NO:

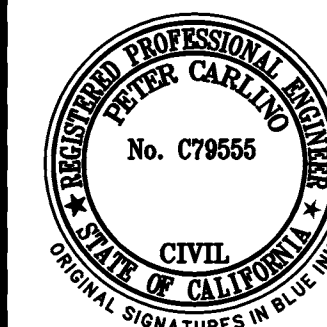
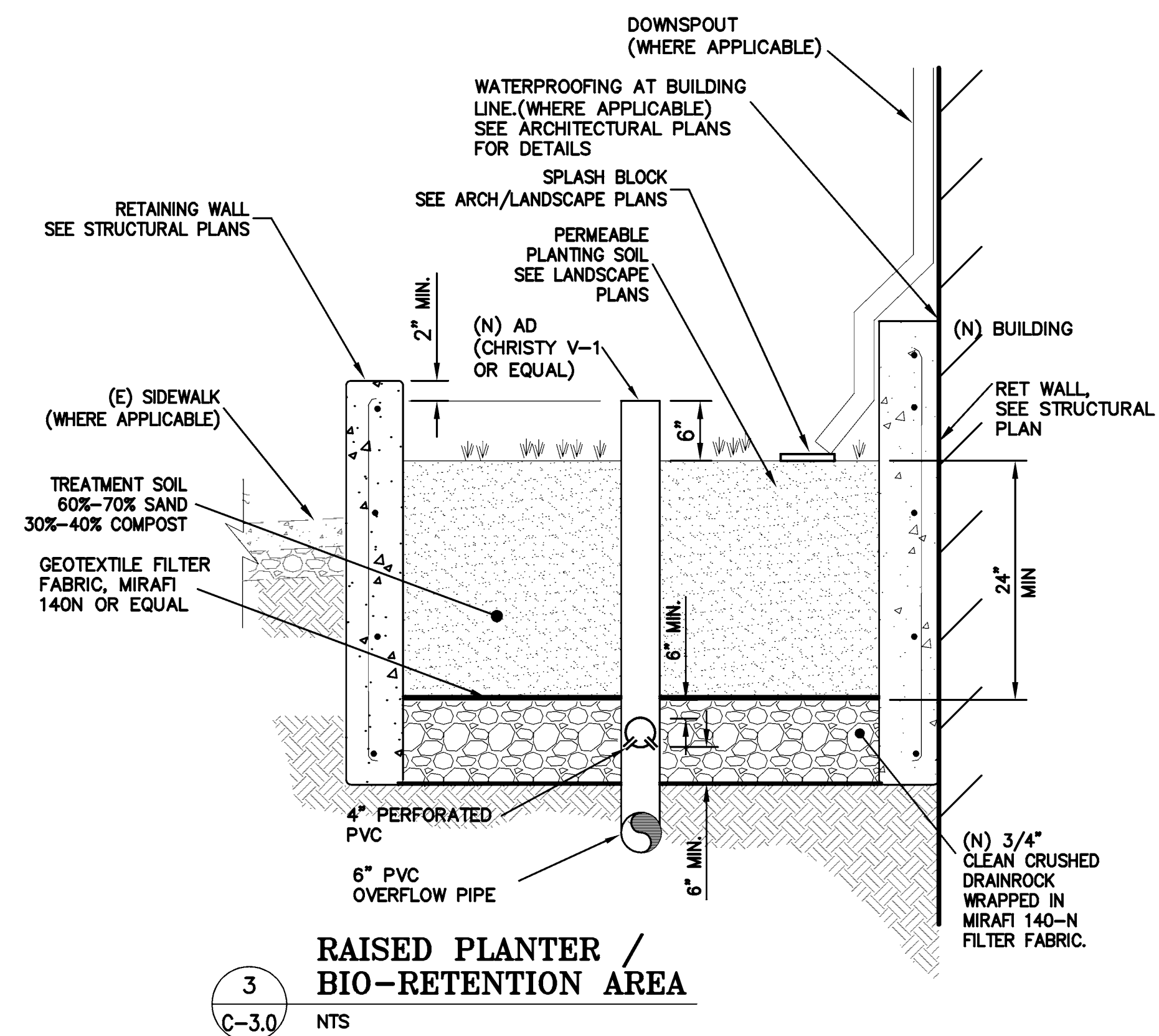
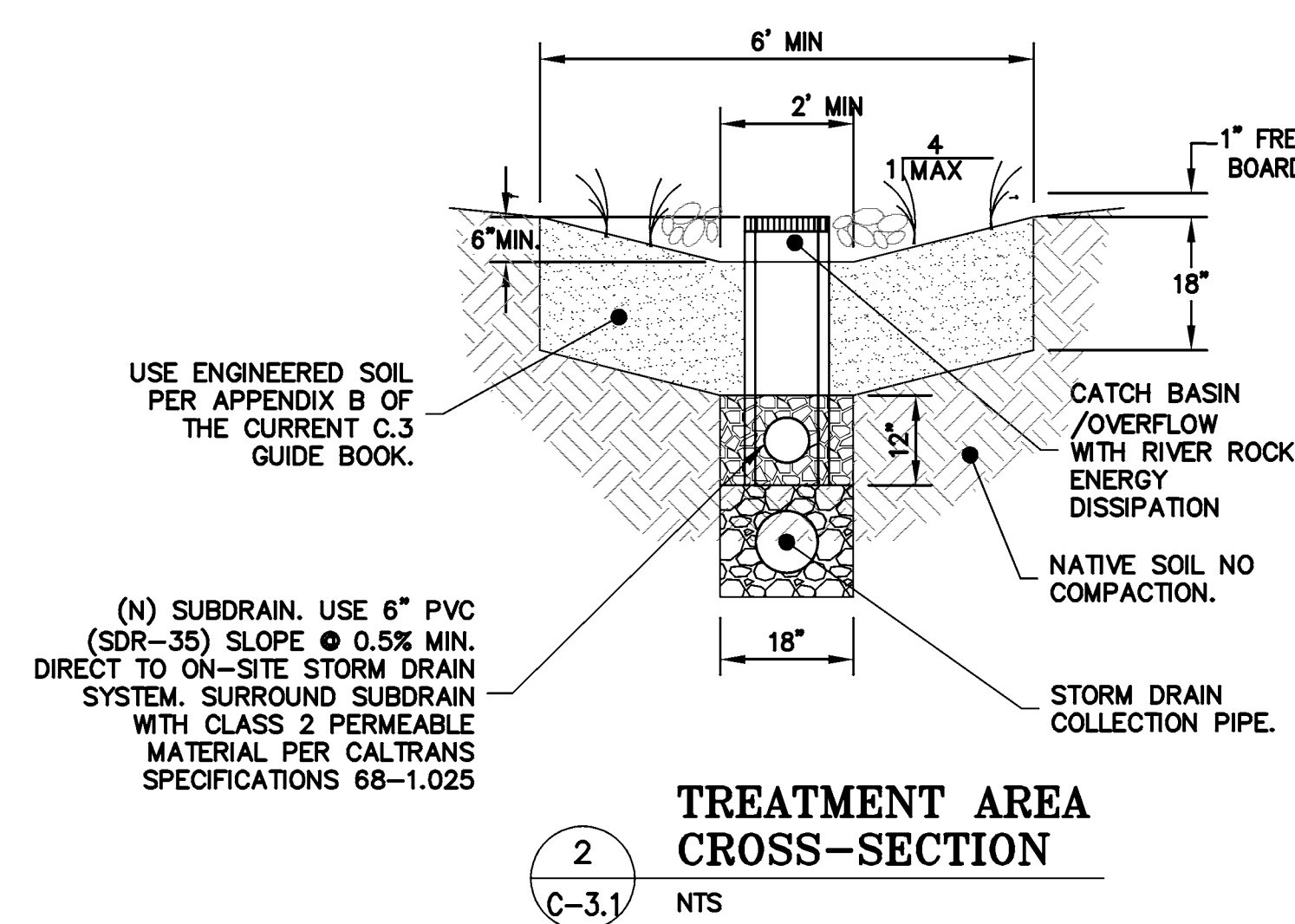
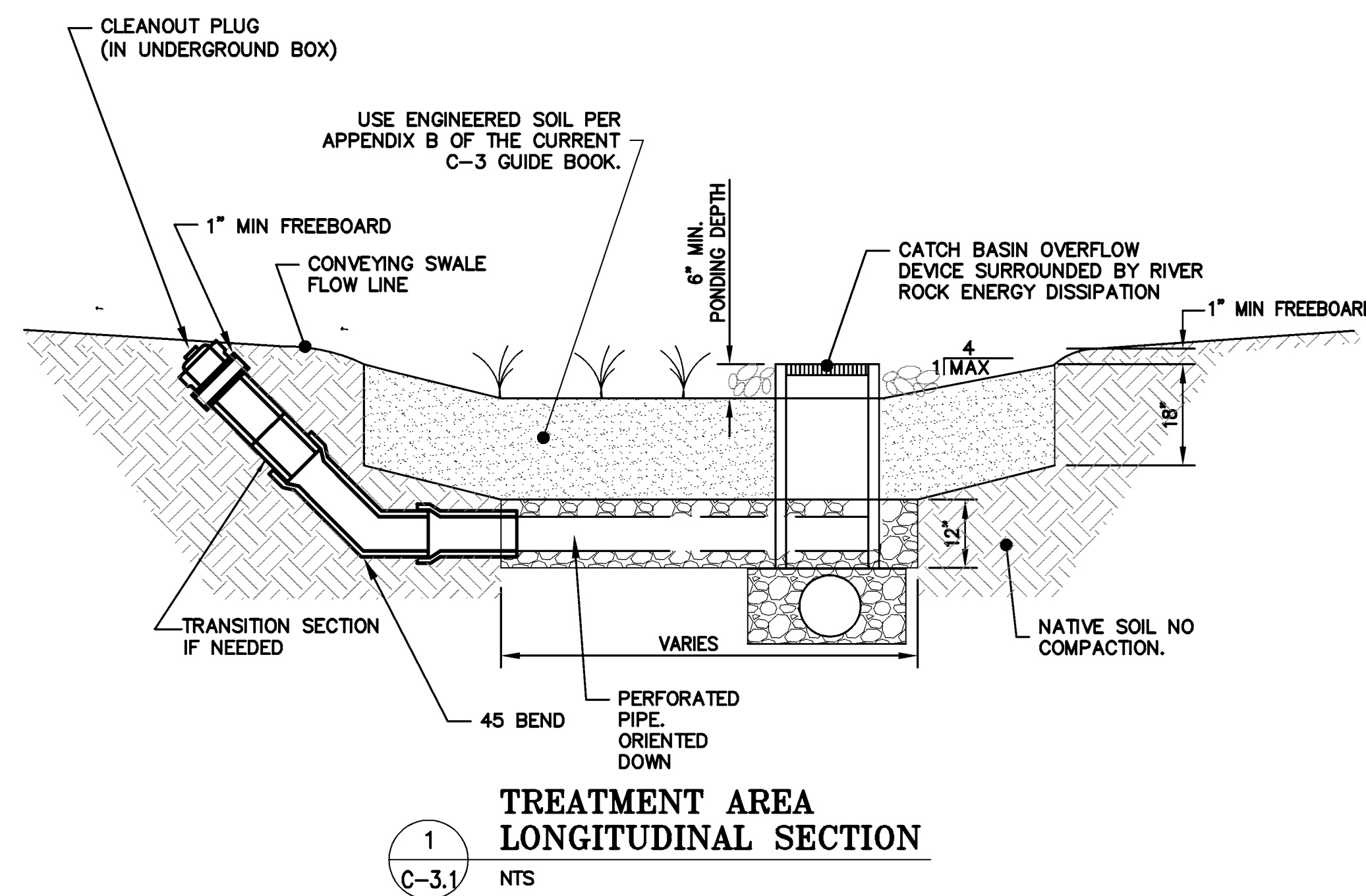


STORM WATER TREATMENT AREA CALCULATIONS

1500 Fred Jackson Way
Richmond, California

Total Site Area: 35,397 sf.
Study Area: 35,397 sf.
Proposed Impervious Area: 32,210 sf.

Area Summary	Proposed Impervious Area	Treatment Area Required @ 4% Roof Area	Treatment area	Treatment Area Provided	%	Excess Treatment Area Provided
Drainage Area #1	9,979 sf.	399 sf.	BMP1	1,590 sf.	398%	1,191 sf.
Drainage Area #2	15,388 sf.	616 sf.	BMP2	1,216 sf.	198%	600 sf.
Drainage Area #3	2,793 sf.	112 sf.	BMP3	- sf.	-	- sf.
Drainage Area #4	4,051 sf.	162 sf.	BMP4	381 sf.	235%	219 sf.
Total	32,210 sf.	1,288 sf.		3,187 sf.	247%	1,899 sf.



LEA & BRAZE ENGINEERING, INC.

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HERITAGE POINT
1500 FRED JACKSON WAY
RICHMOND, CALIFORNIA

CONTRA COSTA COUNTY

APNs: 409-080-001-4, -013-9, -014-7
 -015-4, -016-2, -020-4, -021-2

CONTRA COSTA COUNTY

PRELIMINARY STORM WATER TREATMENT DETAILS

-	-
-	-
-	-
-	-
-	-
REVISIONS	BY

JOB NO: 2140111P2

DATE: 01-16-15

SCALE: NTS

DESIGN BY: CA

DRAWN BY: TB

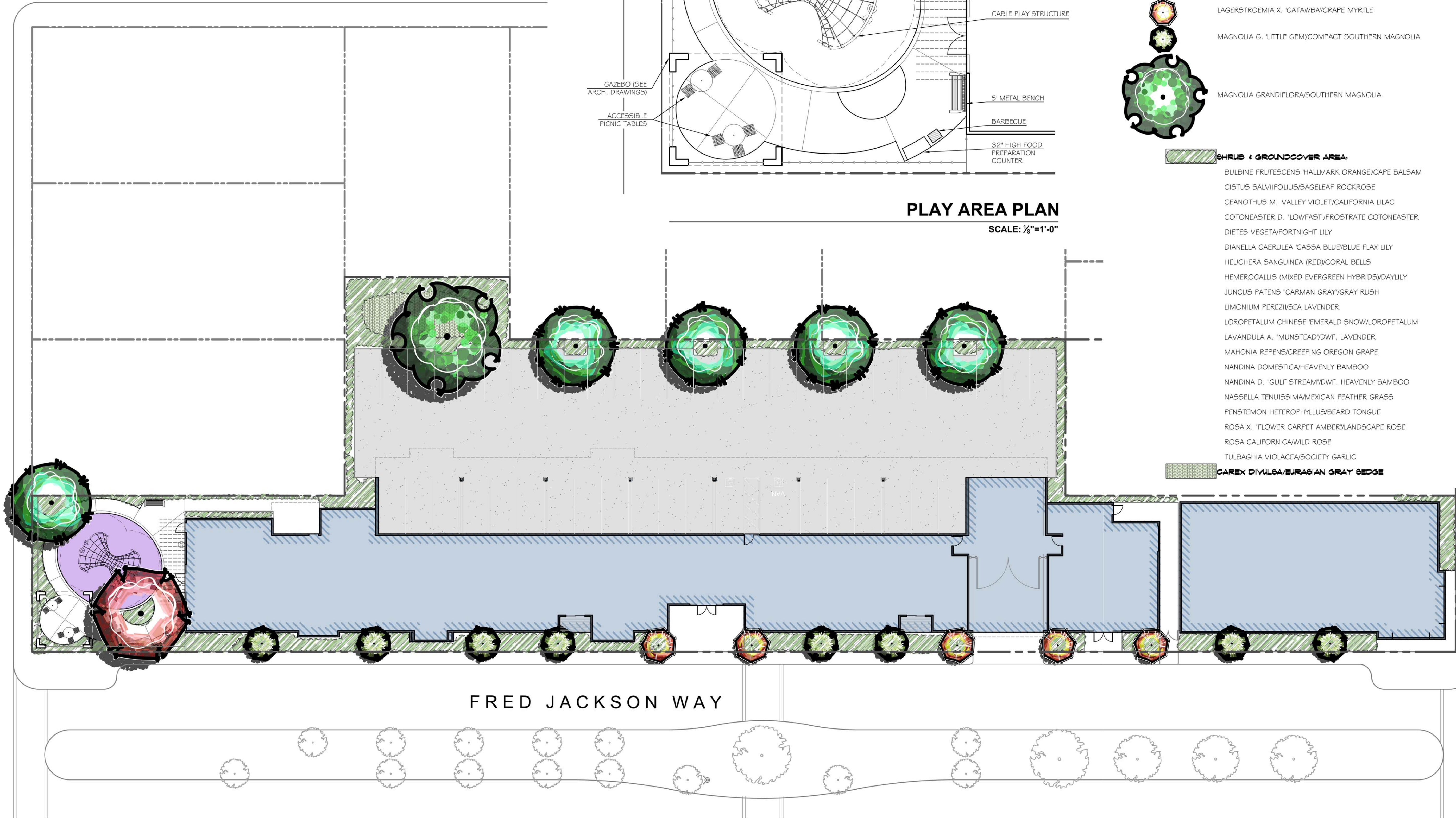
SHEET NO:

C-3.1

05 OF 05 SHEETS

GROVE AVENUE

TRUMAN STREET



PLANT LIST & LEGEND

SYMBOL	BOTANIC NAME/COMMON NAME	SIZE	QUANTITY
	ACER RUBRUM 'OCTOBER GLORY'/RED MAPLE	1.5 GALLON	1
	GEIJERA PARVIFLORA/AUSTRALIAN WILLOW	1.5 GALLON	5
	LAGERSTROEMIA X. 'CATAWBA'/CAPE MYRTLE	1.5 GALLON	5
	MAGNOLIA G. 'LITTLE GEM'/COMPACT SOUTHERN MAGNOLIA	1.5 GALLON	8
	MAGNOLIA GRANDIFLORA/SOUTHERN MAGNOLIA	1.5 GALLON	1
SHRUB & GROUND COVER AREA:			
	BULBINE FRUTESCENS 'HALLMARK ORANGE'/CAPE BALSAM	1 GALLON	
	CISTUS SALVIFOLIUS/SAGELEAF ROCKROSE	5 GALLON	
	CEANOTHUS M. 'VALLEY VIOLET'/CALIFORNIA LILAC	1 GALLON	
	COTONEASTER D. 'LOWFAST'/PROSTRATE COTONEASTER	1 GALLON	
	DIETES VEGETA/FORTNIGHT LILY	1 GALLON	
	DIANELLA CAERULEA 'CASSA BLUE'/BLUE FLAX LILY	1 GALLON	
	HEUCHERA SANGUINEA (RED)/CORAL BELLS	1 GALLON	
	HEMEROCALLIS (MIXED EVERGREEN HYBRIDS)/DAYLILY	1 GALLON	
	JUNCUS PATENS 'CARMAN GRAY'/GRAY RUSH	1 GALLON	
	LIMONIUM PEREZII/SEA LAVENDER	1 GALLON	
	LOROPETALUM CHINESE 'EMERALD SNOW'/LOROPETALUM	5 GALLON	
	LAVANDULA A. 'MUNSTEAD'/DWF. LAVENDER	1 GALLON	
	MAHONIA REPENS/CREeping OREGON GRAPE	1 GALLON	
	NANDINA DOMESTICA/HEAVENLY BAMBOO	5 GALLON	
	NANDINA D. 'GULF STREAM'/DWF. HEAVENLY BAMBOO	5 GALLON	
	NASSELLA TENUISSIMA/MEXICAN FEATHER GRASS	1 GALLON	
	PENSTEMON HETEROPHYLLUS/BEARD TONGUE	1 GALLON	
	ROSA X. 'FLOWER CARPET AMBER'/LANDSCAPE ROSE	2 GALLON	
	ROSA CALIFORNICA/WILD ROSE	5 GALLON	
	TULBAGHIA VIOLACEA/SOCIETY GARLIC	1 GALLON	
	CAREX DIVULSA/EURASIAN GRAY SEDGE	LINER	

PLAY AREA PLAN
SCALE: 1/8"=1'-0"

SITE PLAN

CHESLEY AVENUE

FRED JACKSON WAY

Garth Ruffner Landscape Architect (916) 797-2576
4120 Douglas Blvd., Suite 306, #301, Roseville, CA 95740-5936
GarthRuffner.com California R.L.A. #2808

15' 8' 0' 16' 32'
SCALE: 1/16"=1'-0"



NOT FOR
CONSTRUCTION

HERITAGE POINT
RICHMOND, CALIFORNIA

PRELIMINARY LANDSCAPE PLAN

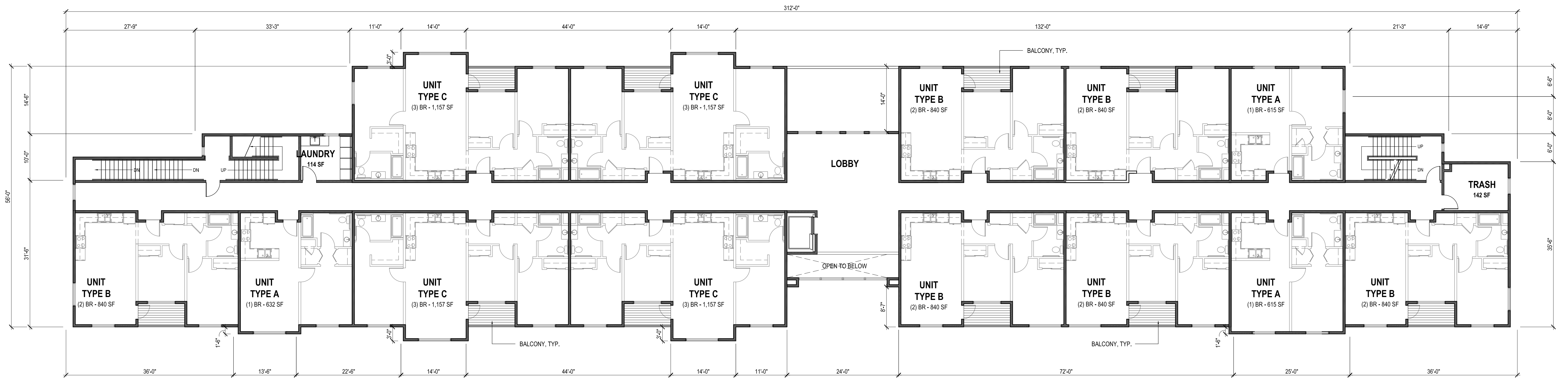
L1
2014.05.14

YHIA
ARCHITECTS
ARCHITECT

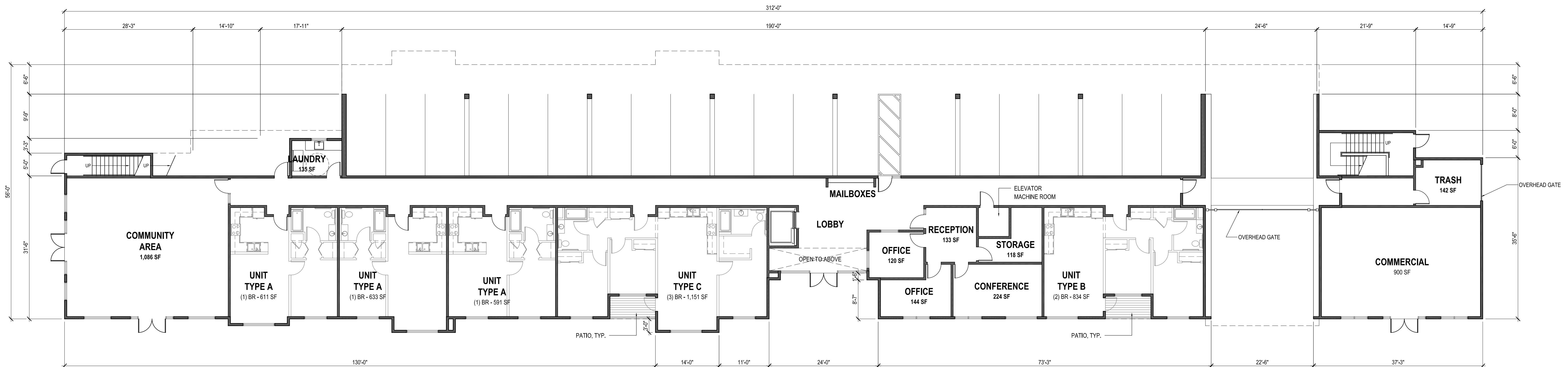
1617 Clay Street
Oakland, CA 94612
Phone (510) 835-6888
Fax (510) 835-6889

2307 Poppy Lane
Davis, CA 95616
Phone (530) 759-4288
Fax (530) 759-4388

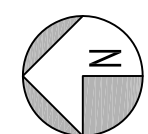
DEVELOPER

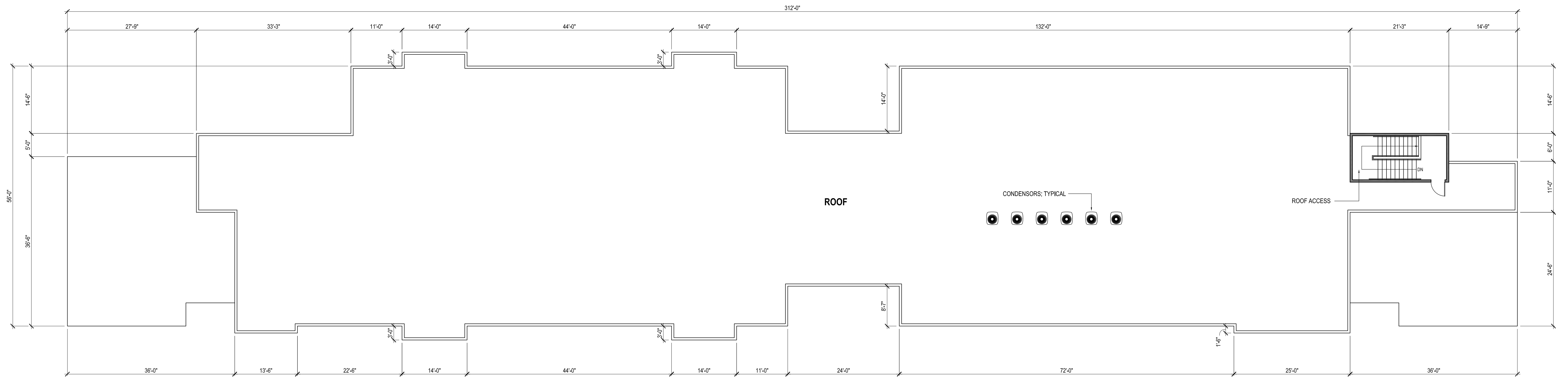


SECOND FLOOR PLAN (THIRD FLOOR SIMILAR)

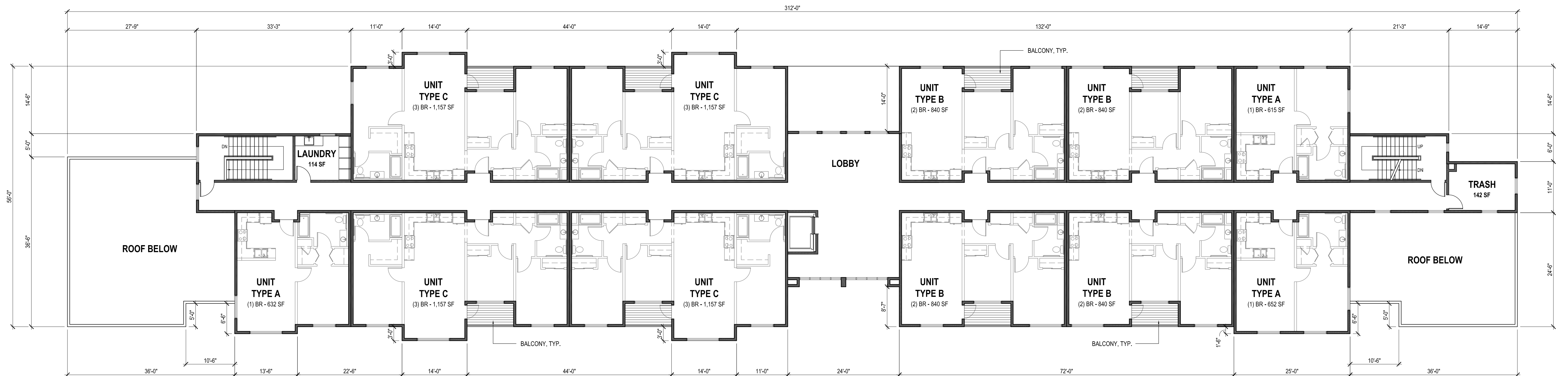


FIRST FLOOR PLAN

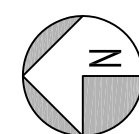
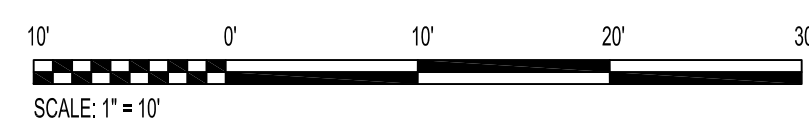


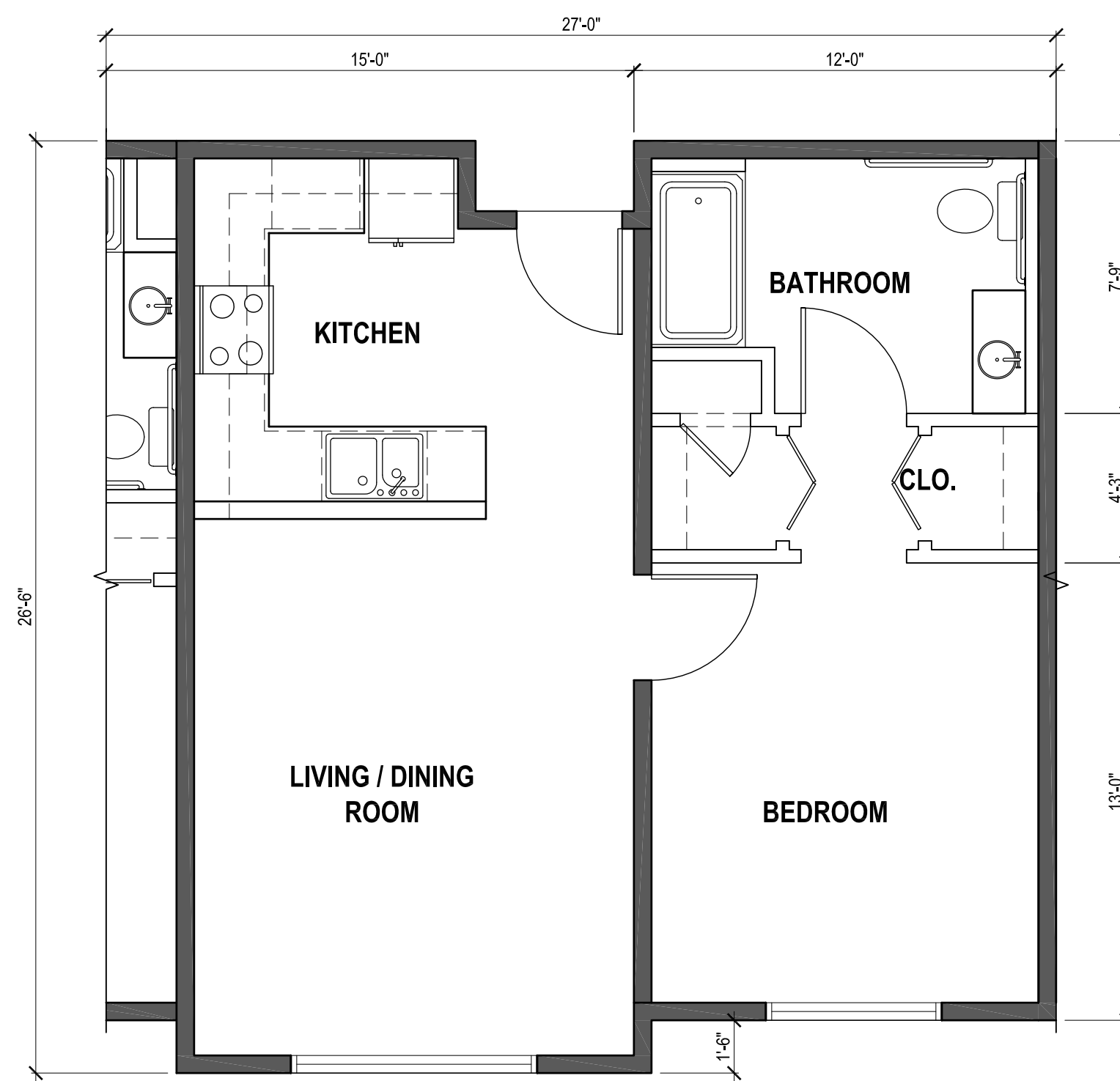


ROOF PLAN

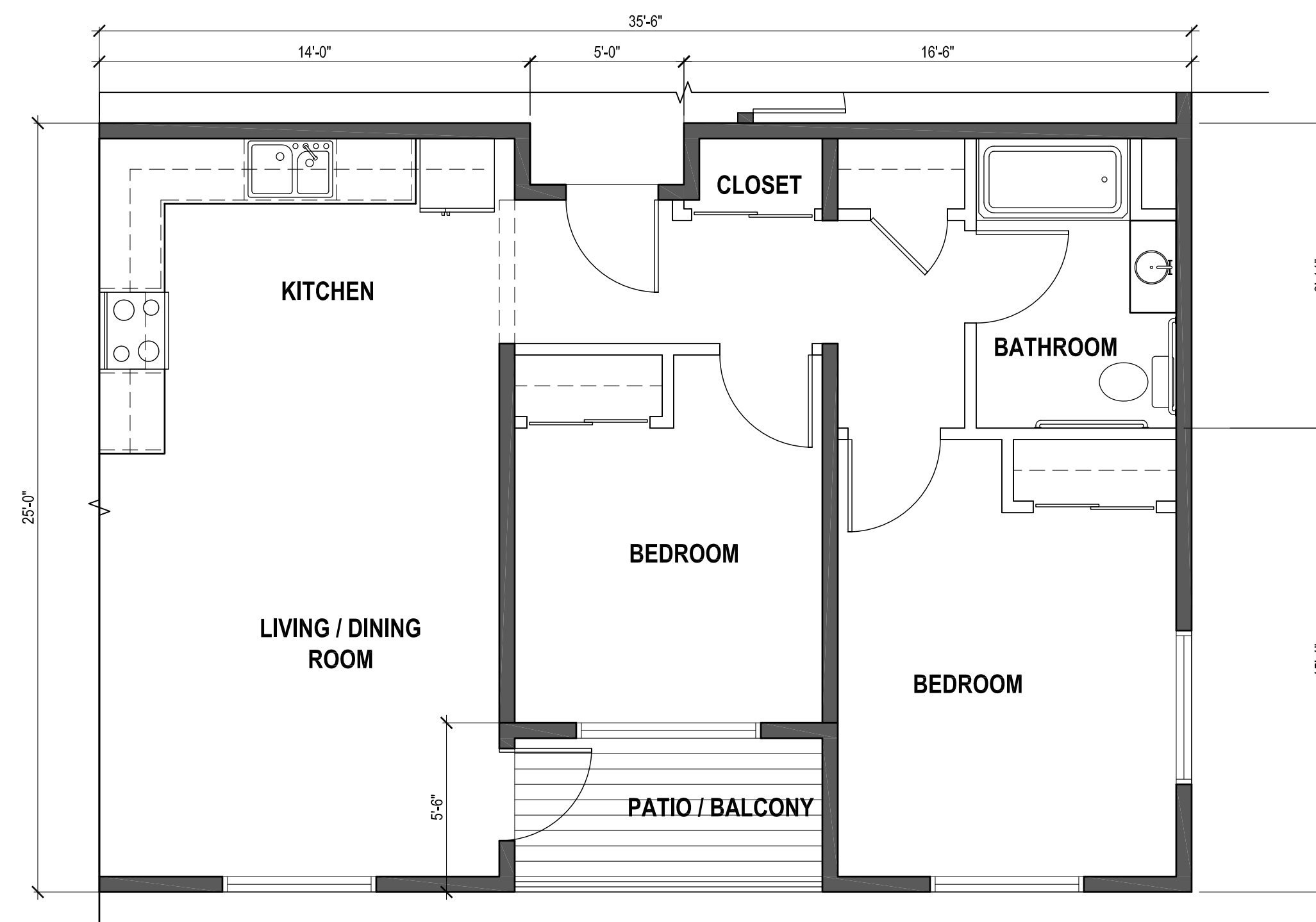


FOURTH FLOOR PLAN

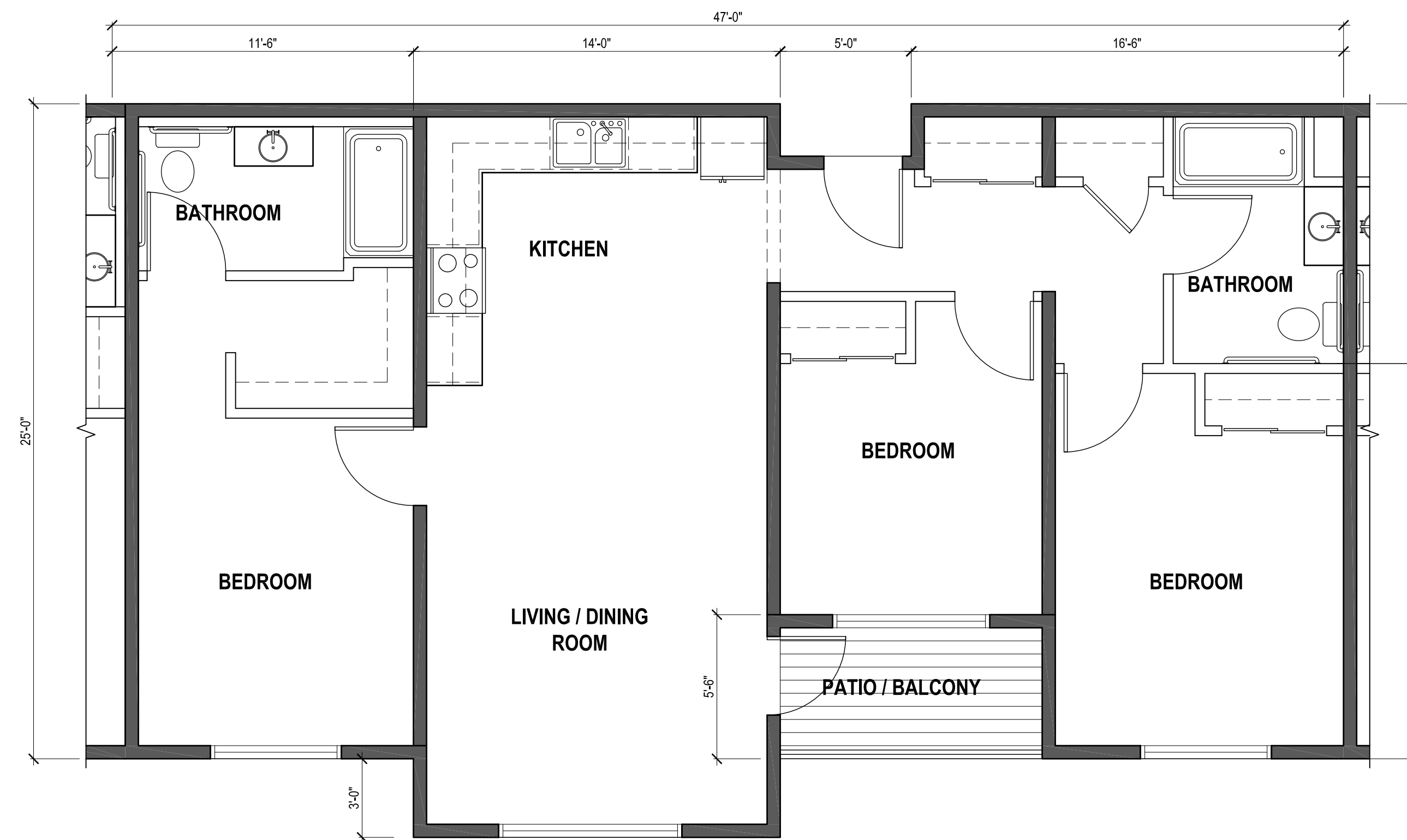




UNIT TYPE A - 1 BEDROOM (632 SF)



UNIT TYPE B - 2 BEDROOM (840 SF)



UNIT TYPE C - 3 BEDROOM (1,157 SF)





WEST ELEVATION - FRED JACKSON WAY



EAST ELEVATION (REAR OF BUILDING)



RESIDENTIAL BUILDING

RETAIL BUILDING

NORTH ELEVATION - GROVE AVE

SOUTH ELEVATIONS - CHESLEY AVE

