CONCEPTUAL GRADING PLAN

C3.1

JUHSD PARCEL B PLANNING
Daly City, CA

04/21/2021

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Daly City, CA 04/21/2021
C3.1

Conceptual Grading Plan

Symbol Legend

Existing Buildings

Building Construction

Existing Building District Office

B K F Place Works Fehr Peers

Brookwood Advisors

Seidel Architects Inc.

SEIDEL ARCHITECTS INC.
PARCEL B
LANDSCAPE PLAN - 2ND FLOOR
04/21/2021

LEGEND
1. RAISED PLANTER, TYP (INCLUDES STORMWATER TREATMENT AREAS)
2. LOW GREENROOF PLANTING, TYP
3. SYNTHETIC TURF, TYP
4. RAISED GARDEN PLANTERS, TYP
5. OUTDOOR KITCHEN & COUNTER-SEATING, TYP
6. COMMUNITY TABLE
7. LOUNGE FURNITURE & UMBRELLA, TYP
8. PLANTER, TYP
9. STRING LIGHTING
10. SPA
11. SPA ENCLOSURE
12. OUTDOOR GAMES; CORN-HOLE, PADDLE BALL
13. FIREPIT

JEFFERSON UNION HIGH SCHOOL DISTRICT
PRECISE PLAN, DALY CITY, CA.
GENERAL PLANTING AND IRRIGATION NOTES:

1. LANDSCAPE AND IRRIGATION PLANS SHALL COMPLY WITH THE CRITERIA OF THE CALIFORNIA MODEL WATER EFFICIENCY ORDINANCE AND APPLY THOSE CRITERIA FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN AND COMPLY WITH APPLICABLE CITY CODES, ORDINANCES AND PRECISE PLAN REQUIREMENTS.

2. LANDSCAPE AND IRRIGATION PLANS SHALL CONFORM WITH TIER 2 LANDSCAPE PROJECT REQUIREMENTS. WATER USE EFFICIENCY CHECKLIST AND WATER USE CALCULATIONS TO BE PROVIDED WITH DETAILED LANDSCAPE AND IRRIGATION DESIGN DRAWINGS FOR BUILDING PERMIT.

3. ALL PLANTING AREAS SHALL BE TOP-DRESSED WITH A MINIMUM 3" LAYER OF ORGANIC, UN-DYED MULCH RECYCLED FROM LOCAL ORGANIC MATERIALS SUCH AS TREE TRIMMINGS, PLANT, OR CLEAN WOOD WASTE ON EXPOSED SURFACES.

4. IRRIGATION SYSTEM IS TO BE A FULLY AUTOMATIC WEATHER-BASED SYSTEM USING LOW FLOW DRAIN AND BUBBLER SYSTEM.

5. STREET TREES SHALL BE TIED INTO IRRIGATION SYSTEM.

6. AT LEAST EIGHTY PERCENT OF THE PLANTS IN LANDSCAPE AREA SHALL BE NATIVE PLANTS OR LOW-WATER USING PLANTS.
HILLSIDE TO BE CLEANED OF SURFACE AND LADDER FUELS. TREE SUCCESSION PLAN WILL REPLACE EXISTING TREES RESULTING FROM CONSTRUCTION ACTIVITY OR DUE TO SENESCENCE OR REMOVAL FOR SAFETY AND WILL INCLUDE A DIVERSE PLANT ECOLOGY INCLUDING EVERGREEN AND DECIDUOUS SPECIES APPROPRIATE FOR DALY CITY.

SEE SHEET L-8 FOR FULL PLANTING PLAN PALETTE.
**OPEN SPACE SUMMARY**

(SEE ARCHITECTURE DRAWINGS FOR INDIVIDUAL BALCONY AREAS)

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<th>KEY</th>
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<th>AREA</th>
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<tr>
<td>RETAIL PLAZA</td>
<td>7,050 SF</td>
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<tr>
<td>LANDSCAPE (&lt;10%)</td>
<td>2,673 SF</td>
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<td>TERRACE</td>
<td>2,764 SF</td>
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<tr>
<td>2ND FLOOR BALCONIES</td>
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<td>2ND FLOOR/PODIUM</td>
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<td>COURTYARD</td>
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<td>65,162 SF</td>
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(SEE ARCHITECTURE DRAWINGS FOR INDIVIDUAL BALCONY AREAS)