

SERRAMONTE DEL REY

PARCEL B MULTIFAMILY HOUSING / MIXED USE

PARKING SUMMARY

MINIMUM PARKING REQUIREMENTS: REFER TO PRECISE PLAN
RETAIL: 4 SPACES PER 1000 SF (RENTABLE)
RESIDENTIAL: 1.5 SPACES / D.U.

Level	Residential					Public - Retail & Leasing				
	Standard	Accessible	Van Accessible	EVCS Accessible	Puzzle Lift	Retail Standard	Retail Accessible	Retail Van Accessible	EVCS Accessible	Leasing
Lower Garage	104				108					
	8	6	1	1	74	37	1	1	1	3
Ground Floor										
Totals	112	6	1	1	182	37	1	1	1	3
	302					43				

(1.5 / DU)

(5 SPACES / RENTABLE RETAIL SF)

GROSS CONSTRUCTION BUILDING AREA SUMMARY

(NOTE: GROSS AREA IS NOT EQUAL TO BUILDING AREA FOR CITY PLANNING PURPOSES)

Name	Area	Level
PARKING	70,464 SF	LOWER GARAGE
TOTAL LOWER GARAGE	70,464 SF	
AMENITY	5,014 SF	GROUND FLOOR
COMMON - RESIDENTIAL	10,132 SF	GROUND FLOOR
PARKING	43,990 SF	GROUND FLOOR
RETAIL	8,792 SF	GROUND FLOOR
TOTAL GROUND FLOOR	67,928 SF	
APARTMENTS	38,287 SF	2ND FLOOR / PODIUM
COMMON - RESIDENTIAL	7,639 SF	2ND FLOOR / PODIUM
TOTAL 2ND FLOOR / PODIUM	45,926 SF	
APARTMENTS	39,542 SF	3RD FLOOR
COMMON - RESIDENTIAL	6,729 SF	3RD FLOOR
TOTAL 3RD FLOOR	46,272 SF	
APARTMENTS	39,462 SF	4TH FLOOR
COMMON - RESIDENTIAL	6,751 SF	4TH FLOOR
TOTAL 4TH FLOOR	46,213 SF	
APARTMENTS	38,239 SF	5TH FLOOR
COMMON - RESIDENTIAL	6,512 SF	5TH FLOOR
TOTAL 5TH FLOOR	44,751 SF	
AMENITY	1,216 SF	6TH FLOOR
APARTMENTS	33,165 SF	6TH FLOOR
COMMON - RESIDENTIAL	6,435 SF	6TH FLOOR
TOTAL 6TH FLOOR	40,817 SF	
TOTAL GROSS AREA	362,370 SF	
TOTAL TYPE I AREA	138,392 SF	
TOTAL TYPE III-A AREA	223,978 SF	

PRIVATE BALCONY SUMMARY

(SEE LANDSCAPE DRAWINGS FOR FULL OPEN SPACE SUMMARY)

Name	Area	Level
BALCONY	155.6 SF	2ND FLOOR / PODIUM
BALCONY	348.4 SF	2ND FLOOR / PODIUM
2ND FLOOR / PODIUM	504.0 SF	
BALCONY	155.6 SF	3RD FLOOR
BALCONY	348.4 SF	3RD FLOOR
3RD FLOOR	504.0 SF	
BALCONY	129.5 SF	5TH FLOOR
BALCONY	129.7 SF	5TH FLOOR
BALCONY	129.8 SF	5TH FLOOR
BALCONY	129.8 SF	5TH FLOOR
BALCONY	129.8 SF	5TH FLOOR
BALCONY	130.1 SF	5TH FLOOR
5TH FLOOR	778.8 SF	
Grand total	1,786.8 SF	

UNIT TABULATION

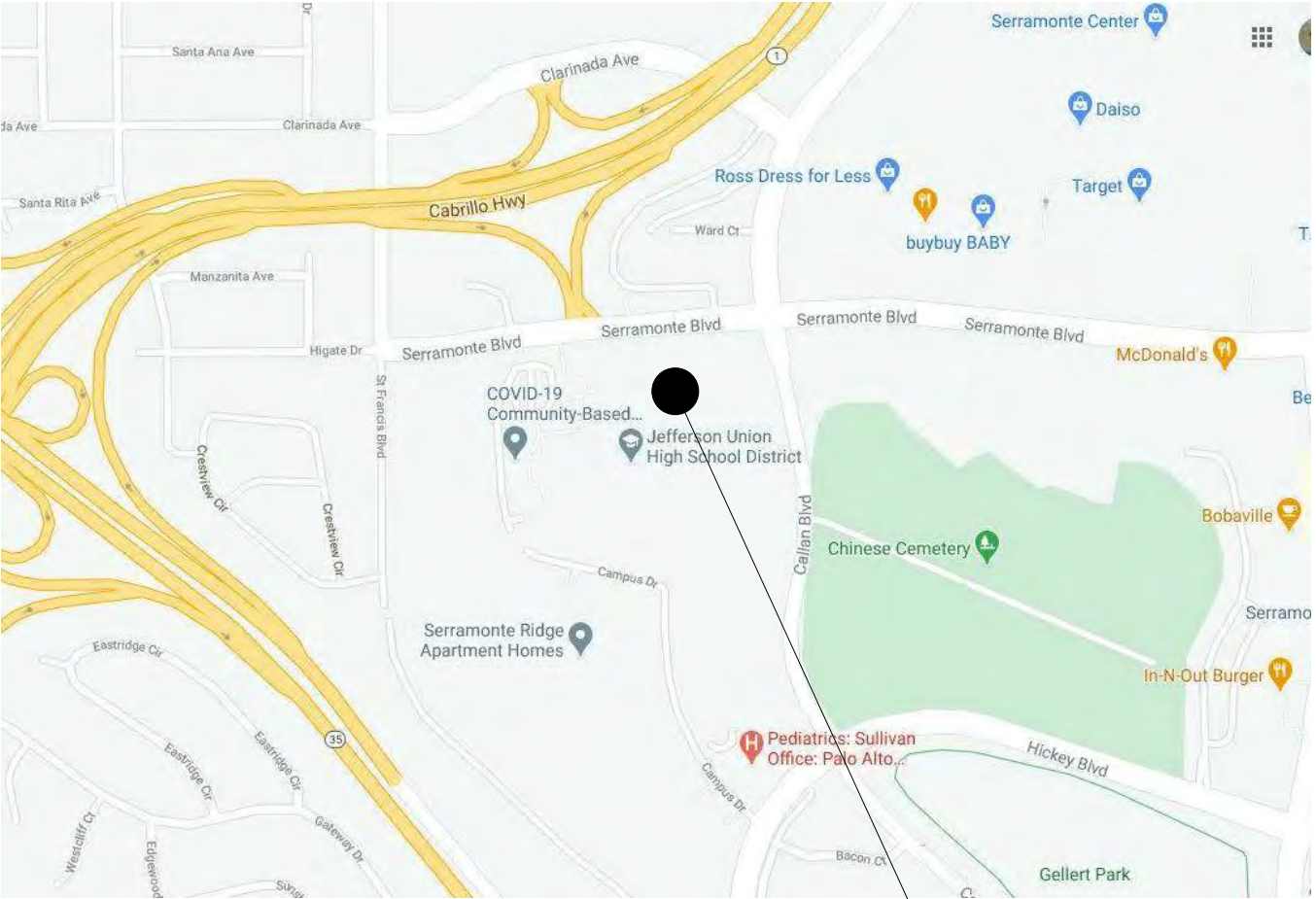
Unit Type	ST/JR-1	ST/JR-2	ST/JR-3	1A	1B	1C-1	1C-2	1D	2A-1	2A-2	2B	2C	2D	2E-1	2E-2	2F	3A	3B	Totals
Average Area																			
2nd floor	2	2		11		2	1		14		1			4			2	1	40
3rd floor	2	2		12		2	1		13		1			4			3	1	41
4th floor	2	2		12		2	1		13		1			4			3	1	41
5th floor	2	2		10	2	2	1		9		1	4		2	2		3	1	41
6th floor	2	2	1	9	1	2	1	3	3	4	1		3		2	1	3		38
Totals	10	10	1	54	3	10	5	3	52	4	5	4	3	14	4	1	14	4	201

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C3.1	CONCEPTUAL GRADING PLAN
C4.1	CONCEPTUAL STORMWATER MANAGEMENT PLAN
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A4.0	BUILDING SECTIONS
A5.0	UNIT PLANS

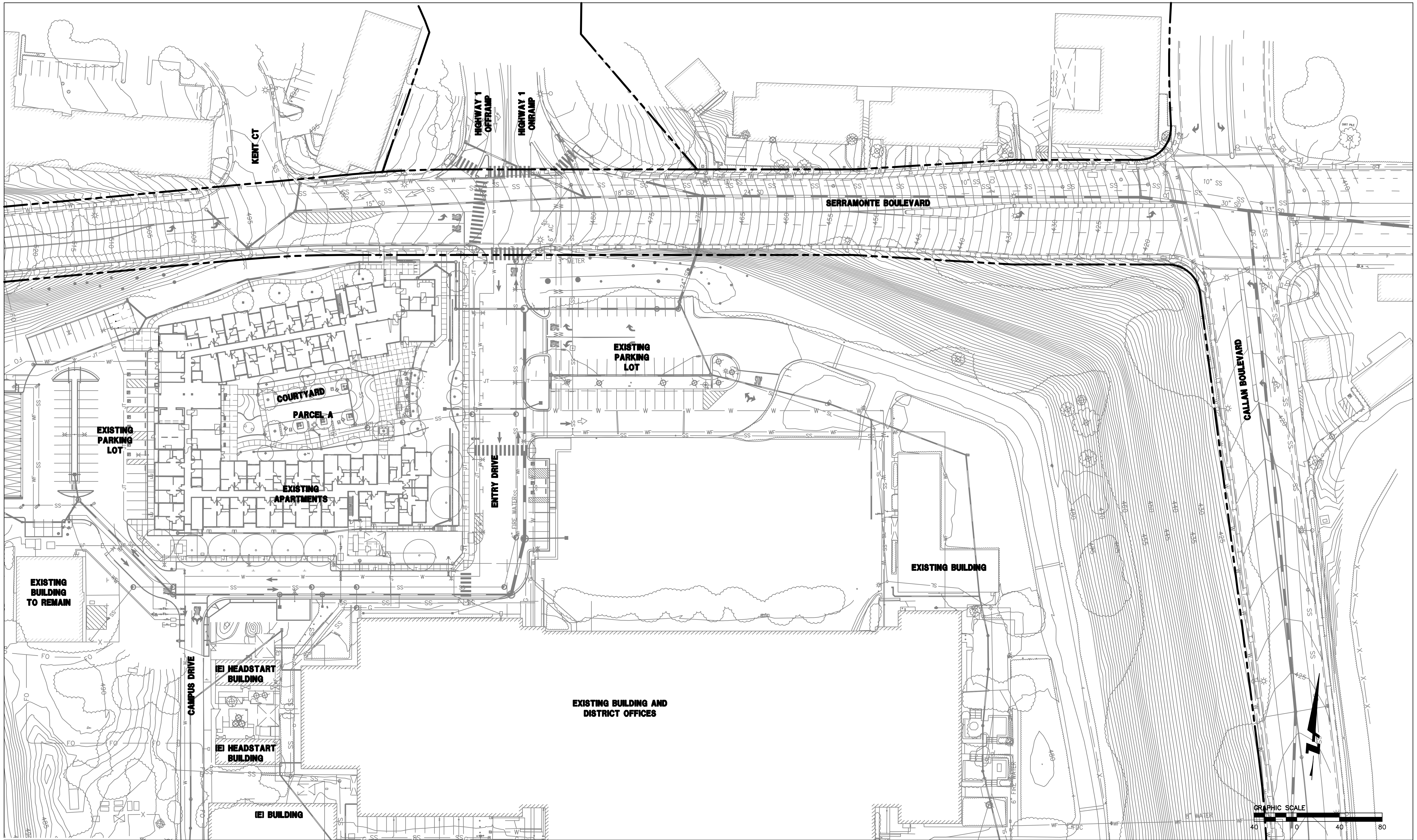
PROJECT INFORMATION

APN:	091-211-230
ZONING:	PLANNED DEVELOPMENT COMMERCIAL MIXED-USE DISTRICT (C-MU)
SETBACKS:	REFER TO PRECISE PLAN
TYPE OF CONSTRUCTION:	TYPE I (GARAGE / GROUND FLOOR) TYPE III-A (SUPERSTRUCTURE)
SITE AREA:	188,680 SF (4.33 ACRES)
SITE COVERAGE:	68,041 / 188,680 = 36%
REQUIRED OPEN SPACE:	201 D.U. x 150 SF/DU = 30,150 SF
MAXIMUM BUILDING HEIGHT: PROPOSED BUILDING HEIGHT:	87'-0" (PER PRECISE PLAN UPDATE) 85'-0"
RETAIL AREA (RENTABLE)	NORTH RETAIL: 4511 SF SOUTH RETAIL: 3403 SF TOTAL: 7914 SF
BICYCLE PARKING PROVIDED:	1 PER D.U. (IN ENCLOSED ROOMS ON GROUND FLOOR & BASEMENT, TOTAL 1875 SF)



PROJECT SITE

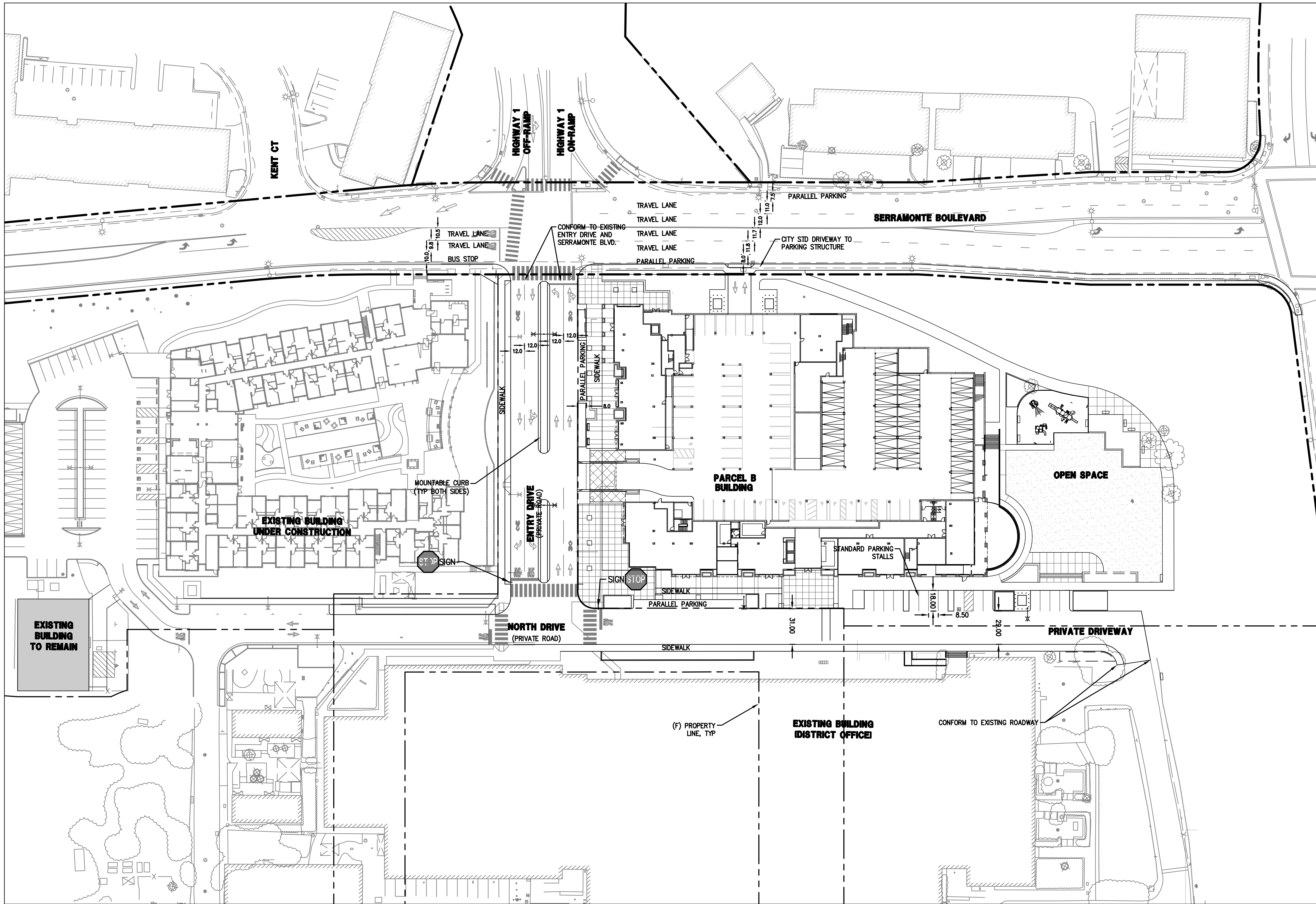
VICINITY MAP



JUHSD PARCEL B PLANNING

DALY CITY, CA

CI.1
 EXISTING CONDITIONS PLAN
 04/21/2021

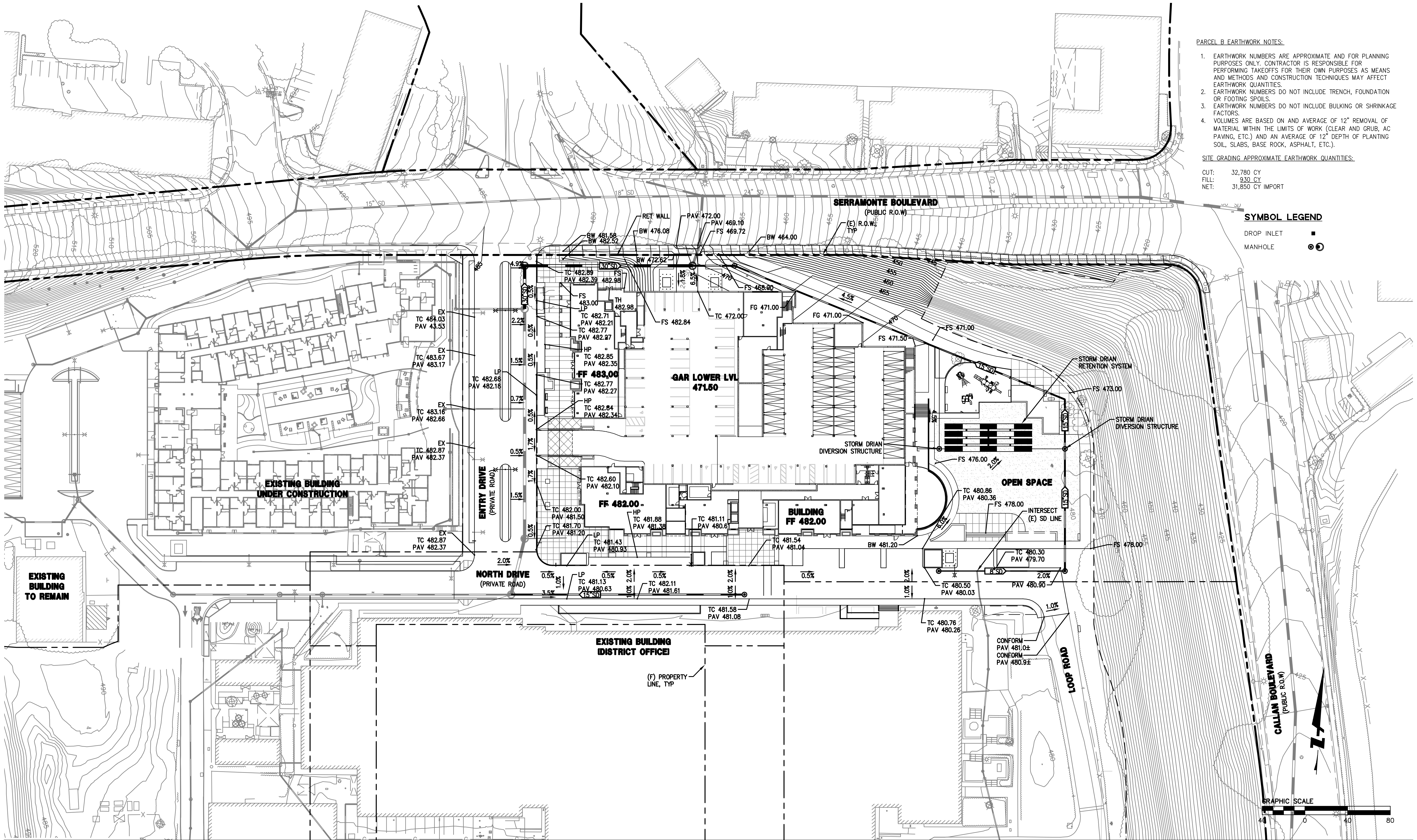


NOTES

1. GRADING EXCEEDING 50 CUBIC YARDS SHALL REQUIRE APPROVAL OF PLANS AND A GRADING PERMIT. A LICENSED CIVIL ENGINEER SHALL PREPARE ANY GRADING PLANS AND EROSION CONTROL PLANS IN CONFORMANCE WITH A SOIL REPORT PREPARED BY A LICENSED SOIL ENGINEER OR GEOLOGIST IN COMPLIANCE WITH NPDES REQUIREMENTS PRIOR TO ANY DEVELOPMENT ON THE PROPERTY.
2. AN ENCROACHMENT PERMIT SHALL BE REQUIRED TO BE ISSUED BY THE PUBLIC WORKS DEPARTMENT FOR ALL WORK PROPOSED WITHIN THE PUBLIC RIGHT-OF-WAY.
3. FOLLOWING NEW UTILITY INSTALLATION, THE APPLICANT SHALL REPLACE AREAS OF STREET PAVEMENT, SIDEWALK, CURB, AND GUTTER DAMAGED BY CONSTRUCTION. SUCH REPAIR SHALL BE PER CITY STANDARD SPECIFICATIONS.
4. ALL PROJECT IMPROVEMENTS SHALL BE ADA COMPLIANT.
5. THE APPLICANT SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF THE CITY OF DALY CITY STANDARD DETAILS AND SPECIFICATIONS.
6. THE PROJECT'S ELECTRICAL TRANSFORMER SHALL NOT BE INSTALLED WITHIN THE PUBLIC RIGHT-OF-WAY.
7. ALL ELECTRICAL AND TELECOMMUNICATIONS SERVICES SHALL BE PROVIDED THROUGH UNDERGROUND CONNECTIONS. THERE SHALL BE NO OVERHEAD DROPS.

CALLAN BOULEVARD





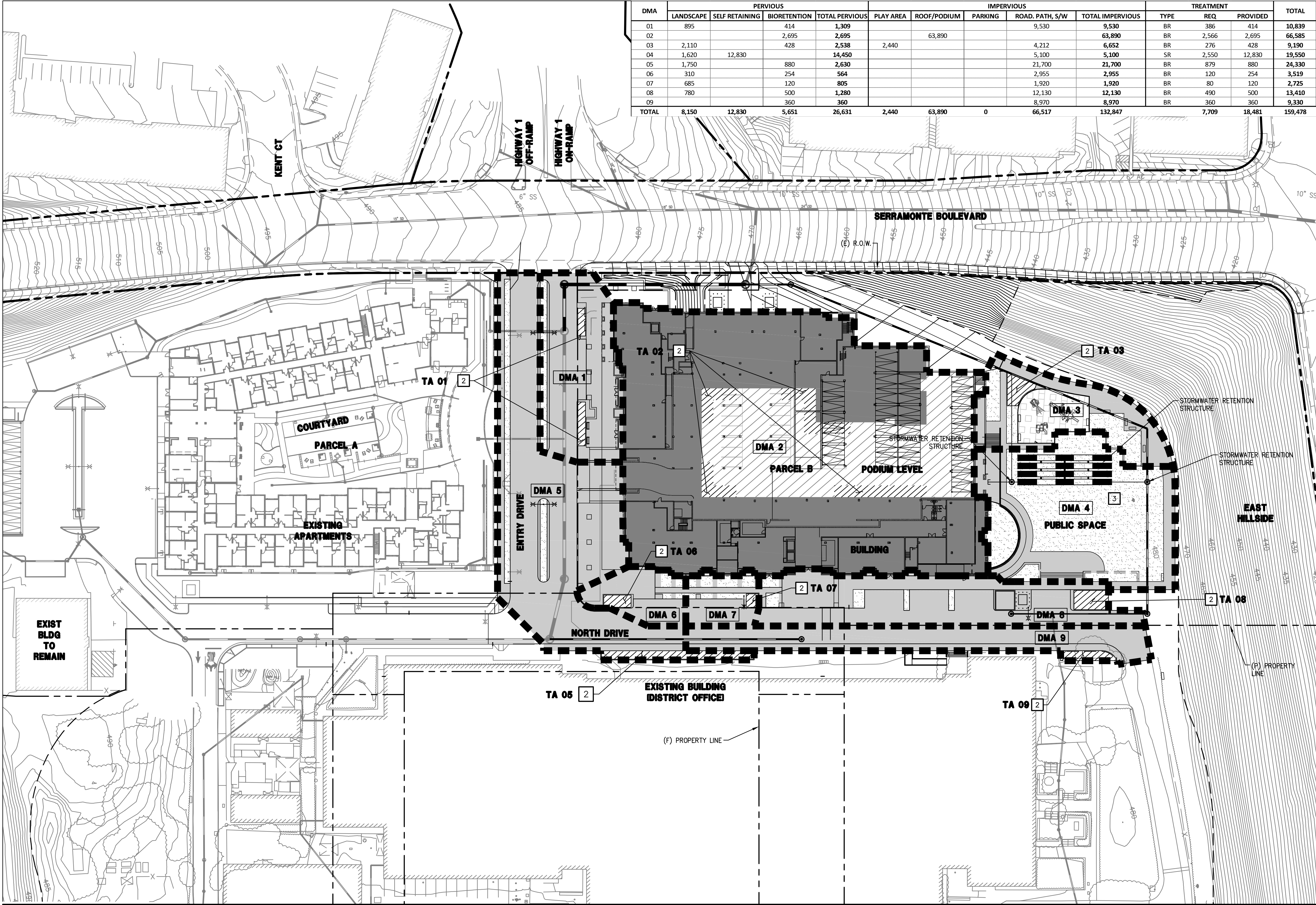
- PARCEL B EARTHWORK NOTES:
1. EARTHWORK NUMBERS ARE APPROXIMATE AND FOR PLANNING PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE FOR PERFORMING TAKEOFFS FOR THEIR OWN PURPOSES AS MEANS AND METHODS AND CONSTRUCTION TECHNIQUES MAY AFFECT EARTHWORK QUANTITIES.
 2. EARTHWORK NUMBERS DO NOT INCLUDE TRENCH, FOUNDATION OR FOOTING SPOILS.
 3. EARTHWORK NUMBERS DO NOT INCLUDE BULKING OR SHRINKAGE FACTORS.
 4. VOLUMES ARE BASED ON AN AVERAGE OF 12" REMOVAL OF MATERIAL WITHIN THE LIMITS OF WORK (CLEAR AND GRUB, AC PAVING, ETC.) AND AN AVERAGE OF 12" DEPTH OF PLANTING SOIL, SLABS, BASE ROCK, ASPHALT, ETC.).

SITE GRADING APPROXIMATE EARTHWORK QUANTITIES:

CUT: 32,780 CY
FILL: 930 CY
NET: 31,850 CY IMPORT

SYMBOL LEGEND

DROP INLET ■
MANHOLE ○



DMA	PERVIOUS				IMPERVIOUS					TREATMENT			TOTAL
	LANDSCAPE	SELF RETAINING	BIORETENTION	TOTAL PERVIOUS	PLAY AREA	ROOF/PODIUM	PARKING	ROAD, PATH, S/W	TOTAL IMPERVIOUS	TYPE	REQ	PROVIDED	
01	895		414	1,309				9,530	9,530	BR	386	414	10,839
02			2,695	2,695		63,890			63,890	BR	2,566	2,695	66,585
03	2,110		428	2,538	2,440			4,212	6,652	BR	276	428	9,190
04	1,620	12,830		14,450				5,100	5,100	SR	2,550	12,830	19,550
05	1,750		880	2,630				21,700	21,700	BR	879	880	24,330
06	310		254	564				2,955	2,955	BR	120	254	3,519
07	685		120	805				1,920	1,920	BR	80	120	2,725
08	780		500	1,280				12,130	12,130	BR	490	500	13,410
09			360	360				8,970	8,970	BR	360	360	9,330
TOTAL	8,150	12,830	5,651	26,631	2,440	63,890	0	66,517	132,847		7,709	18,481	159,478

LEGEND

PROJECT BOUNDARY

STORM DRAIN LINE

LANDSCAPING (SELF TREATING)

STORMWATER TREATMENT AREA (BIORETENTION)

PLAY AREA

IMPERVIOUS PAVING (ROAD, PARKING PATH, S/W)

BUILDING PODIUM

ROOF

1

BIORETENTION AREA ON GRADE (6" PONDING)

2

BIORETENTION AREA STRUCTURE (6" PONDING)

3

SELF RETAINING AREA (2" PONDING)

4

SELF TREATING AREA

ABBREVIATIONS

DMA

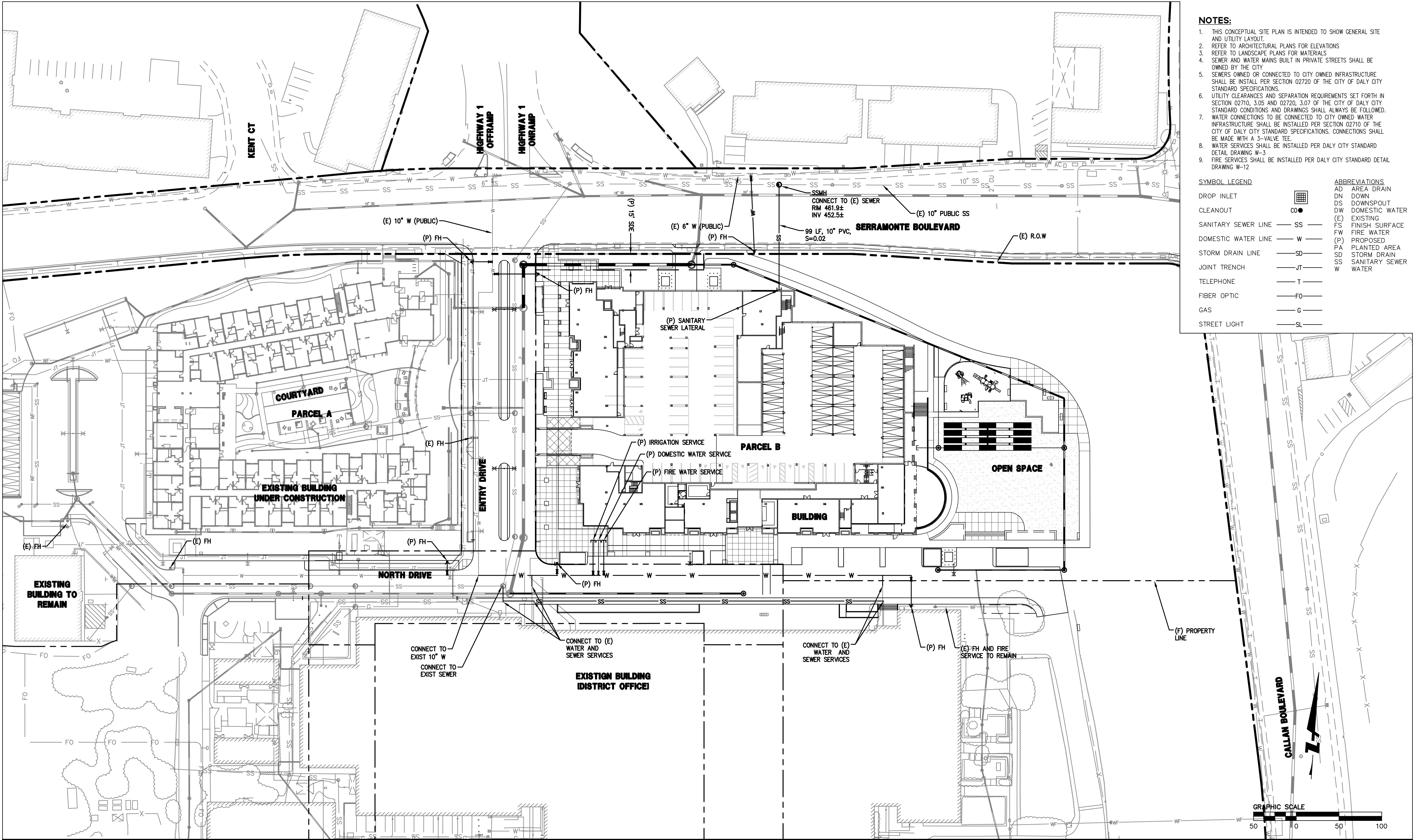
DRAINAGE MANAGEMENT AREA

TA

TREATMENT AREA

TA	UNDERDRAINED	LINED
01	X	
02	X	X
03	X	X
05	X	
06	X	
07	X	
08	X	
09	X	

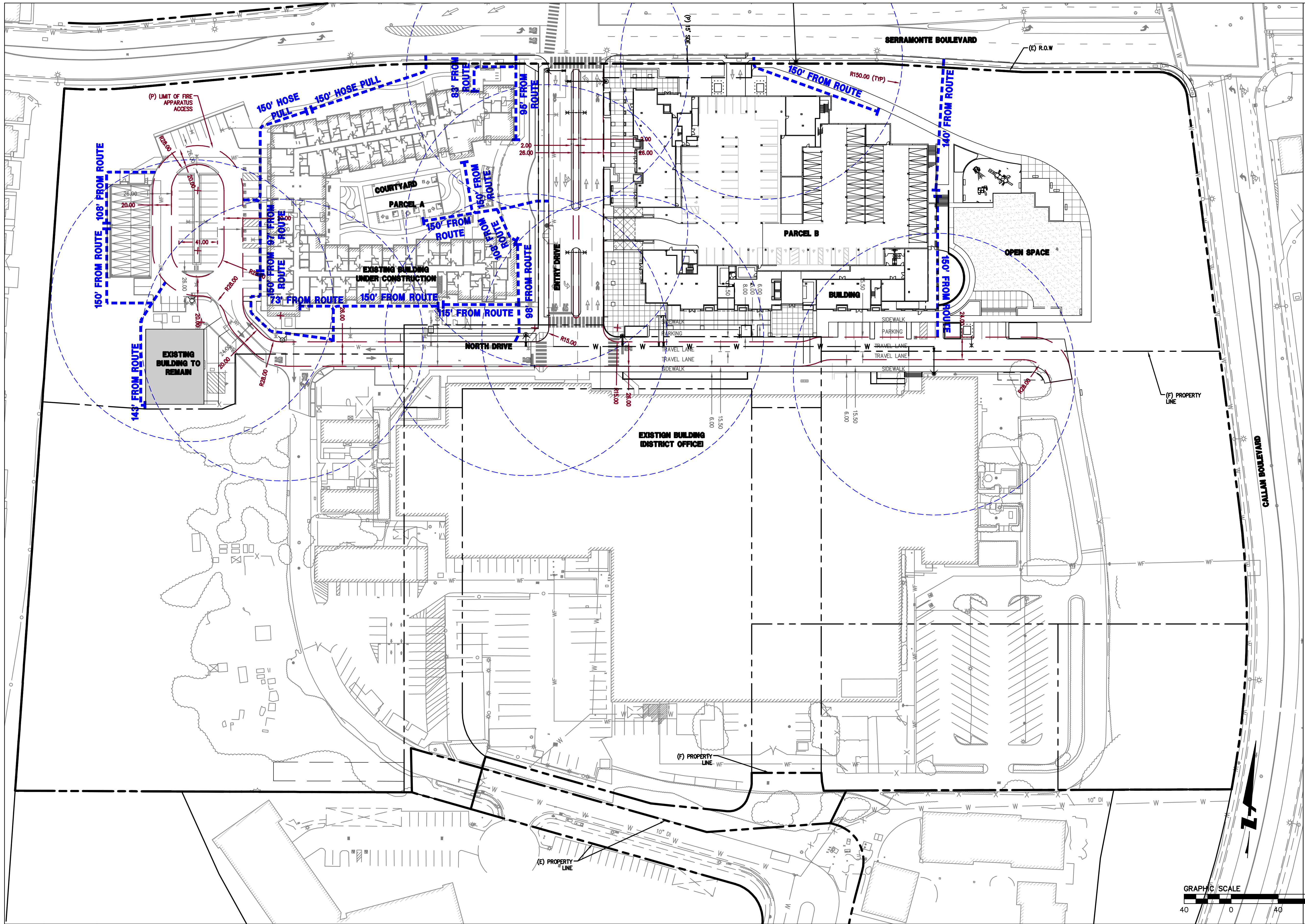




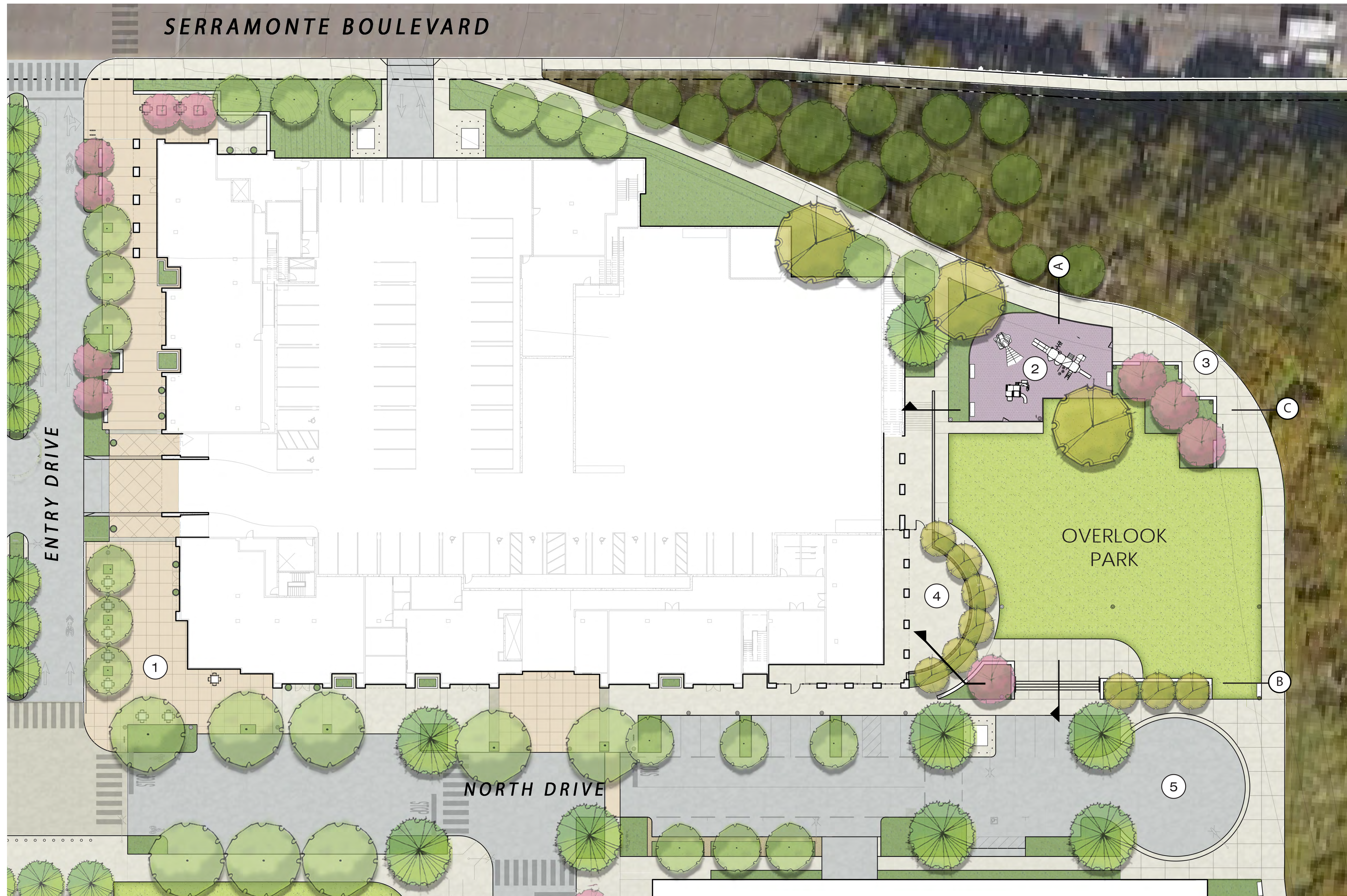
- NOTES:**
1. THIS CONCEPTUAL SITE PLAN IS INTENDED TO SHOW GENERAL SITE AND UTILITY LAYOUT.
 2. REFER TO ARCHITECTURAL PLANS FOR ELEVATIONS
 3. REFER TO LANDSCAPE PLANS FOR MATERIALS
 4. SEWER AND WATER MAINS BUILT IN PRIVATE STREETS SHALL BE OWNED BY THE CITY
 5. SEWERS OWNED OR CONNECTED TO CITY OWNED INFRASTRUCTURE SHALL BE INSTALL PER SECTION 02720 OF THE CITY OF DALY CITY STANDARD SPECIFICATIONS.
 6. UTILITY CLEARANCES AND SEPARATION REQUIREMENTS SET FORTH IN SECTION 02710, 3.05 AND 02720, 3.07 OF THE CITY OF DALY CITY STANDARD CONDITIONS AND DRAWINGS SHALL ALWAYS BE FOLLOWED.
 7. WATER CONNECTIONS TO BE CONNECTED TO CITY OWNED WATER INFRASTRUCTURE SHALL BE INSTALLED PER SECTION 02710 OF THE CITY OF DALY CITY STANDARD SPECIFICATIONS. CONNECTIONS SHALL BE MADE WITH A 3-VALVE TEE.
 8. WATER SERVICES SHALL BE INSTALLED PER DALY CITY STANDARD DETAIL DRAWING W-3
 9. FIRE SERVICES SHALL BE INSTALLED PER DALY CITY STANDARD DETAIL DRAWING W-12

SYMBOL LEGEND		ABBREVIATIONS	
DROP INLET		AD	AREA DRAIN
CLEANOUT		DN	DOWN
SANITARY SEWER LINE		DS	DOWNSPOUT
DOMESTIC WATER LINE		DW	DOMESTIC WATER
STORM DRAIN LINE		(E)	EXISTING
JOINT TRENCH		FS	FINISH SURFACE
TELEPHONE		FW	FIRE WATER
FIBER OPTIC		(P)	PROPOSED
GAS		PA	PLANTED AREA
STREET LIGHT		SD	STORM DRAIN
		SS	SANITARY SEWER
		W	WATER



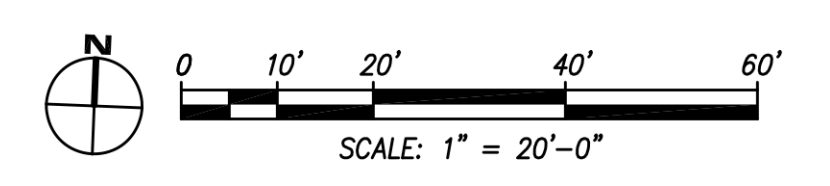


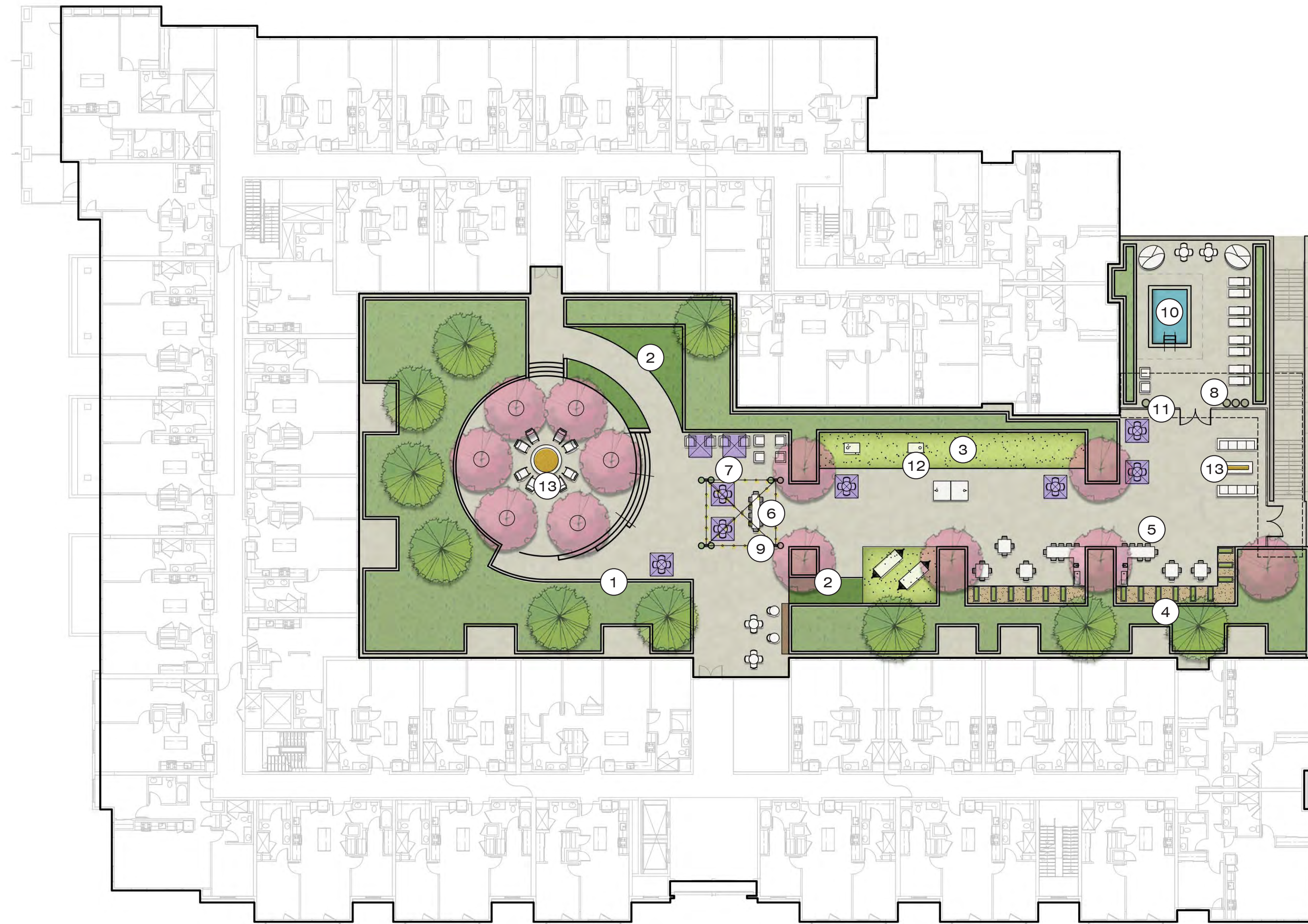
- LEGEND**
- END OF HOSE
 - HOSE PULL FROM ACCESS ROUTE
 - FIRE APPARATUS ACCESS ROUTE
 - (E) FIRE HYDRANT
 - (P) FIRE HYDRANT
- FIRE HYDRANT COVERAGE
- ROAD DIMENSIONS
- FIRE ACCESS ROAD DIMENSIONS
- FIRE NOTES:**
- FIRE ACCESS ROADS FOR PROPOSED BUILDINGS ARE BASED ON THE 2019 CALIFORNIA FIRE CODE CHAPTER 5 APPENDIX D.
 - HOSE LENGTHS ARE APPROXIMATE AND SHOWN FOR GENERAL LAYOUT/COVERAGE.
 - PER CFC SECTION 503.1.1 THE FIRE APPARATUS ACCESS ROAD SHALL EXTEND TO WITHIN 150 FEET OF ALL PORTIONS OF THE FACILITY AND ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF THE BUILDING AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING OR FACILITY.
 - EXCEPTIONS – THE FIRE CODE OFFICIAL IS AUTHORIZED TO INCREASE THE DIMENSION OF 150 FEET WHERE ANY OF THE FOLLOWING CONDITIONS OCCUR:
 - THE BUILDING IS EQUIPPED THROUGHOUT WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1, 903.3.1.2, OR 903.3.1.3.
 - FIRE APPARATUS ACCESS ROADS CANNOT BE INSTALLED BECAUSE OF LOCATION ON PROPERTY, TOPOGRAPHY, WATERWAYS, NONNEGOTIABLE GRADES OR OTHER SIMILAR CONDITIONS, AND AN APPROVED ALTERNATIVE MEANS OF FIRE PROTECTION IS PROVIDED.
 - PER CFC SECTION 503.2.1 FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FEET, EXCLUSIVE SHOULDERS, EXCEPT FOR APPROVED SECURITY GATES IN ACCORDANCE WITH SECTION 503.6 AND AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET 6 INCHES.
 - PER CFC SECTION 503.2.5 DEAD-END FIRE APPARATUS ACCESS ROADS IN EXCESS OF 150 FEET IN LENGTH SHALL BE PROVIDED WITH AN APPROVED TURNAROUND FIRE APPARATUS. REFER TO PLAN FOR LIMITS OF DESIGNATED FIRE APPARATUS ACCESS ROADS.
 - PER CFC SECTION 507.2.1 PRIVATE FIRE SERVICE MAINS AND APPURTENANCES SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 24 AS AMENDED IN CHAPTER 80.
 - A FIRE HYDRANT SHALL BE WITHIN 40 FEET OF THE FIRE DEPARTMENT CONNECTION.
 - PER APPENDIX C102.1 THE NUMBER OF FIRE HYDRANTS AVAILABLE TO A BUILDING SHALL BE NOT LESS THAN THE MINIMUM SPECIFIED IN TABLE C102.1.
 - PER APPENDIX C103.1 FIRE APPARATUS ACCESS ROADS AND PUBLIC STREETS PROVIDING REQUIRED ACCESS TO BUILDINGS IN ACCORDANCE WITH SECTION 503 SHALL BE PROVIDED WITH ONE OR MORE FIRE HYDRANTS, AS DETERMINED BY SECTION C102.1.
 - PER APPENDIX C103.2 THE AVERAGE SPACING BETWEEN FIRE HYDRANTS SHALL BE IN ACCORDANCE WITH TABLE C102.1.
 - PER APPENDIX C103.3 THE MAXIMUM SPACING BETWEEN FIRE HYDRANTS SHALL BE IN ACCORDANCE WITH TABLE C102.1.
 - PER APPENDIX D103.1 WHERE A FIRE HYDRANT IS LOCATED ON A FIRE APPARATUS ACCESS ROAD, THE MINIMUM ROAD WIDTH SHALL BE 26 FEET, EXCLUSIVE OF SHOULDERS.
 - PER APPENDIX D103.4 DEAD-END FIRE APPARATUS ACCESS ROADS IN EXCESS OF 150 FEET SHALL BE PROVIDED WITH WIDTH AND TURNAROUND PROVISIONS IN ACCORDANCE WITH TABLE D103.4.
 - PER APPENDIX D103.6 FIRE APPARATUS ACCESS ROADS SHALL BE MARKED WITH PERMANENT NO PARKING-FIRE LANE SIGNS.
 - PER APPENDIX D105.1 WHERE THE VERTICAL DISTANCE BETWEEN THE GRADE PLANE AND THE HIGHEST ROOF SURFACE EXCEEDS 30 FEET, APPROVED AERIAL FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED.
 - PER APPENDIX D105.2 AERIAL FIRE APPARATUS ACCESS ROADS SHALL HAVE A MINIMUM UNOBSTRUCTED WIDTH OF 26 FEET, EXCLUSIVE OF SHOULDERS, IN THE IMMEDIATE VICINITY OF THE BUILDING OR PORTION THEREOF.
 - PER APPENDIX D105.3 ONE OR MORE OF THE REQUIRED ACCESS ROUTES MEETING THIS CONDITION SHALL BE LOCATED NOT LESS THAN 15 FEET AND NOT GREATER THAN 30 FEET FROM THE BUILDING, AND SHALL BE POSITIONED PARALLEL TO ONE ENTIRE SIDE OF THE BUILDING.



LEGEND

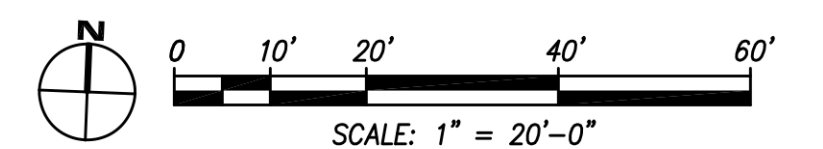
- ① ENHANCED PAVING, TYP
- ② INCLUSIVE PLAYGROUND WITH STRUCTURES FOR AGES 2-5 & 5-12
- ③ OVERLOOK
- ④ RESIDENTIAL TERRACE
- ⑤ REFER TO CIVIL PLANS FOR LIMIT OF WORK AND PHASING FOR ROADWAY IMPROVEMENTS
- A REFER TO L-10 FOR SECTION ELEVATIONS

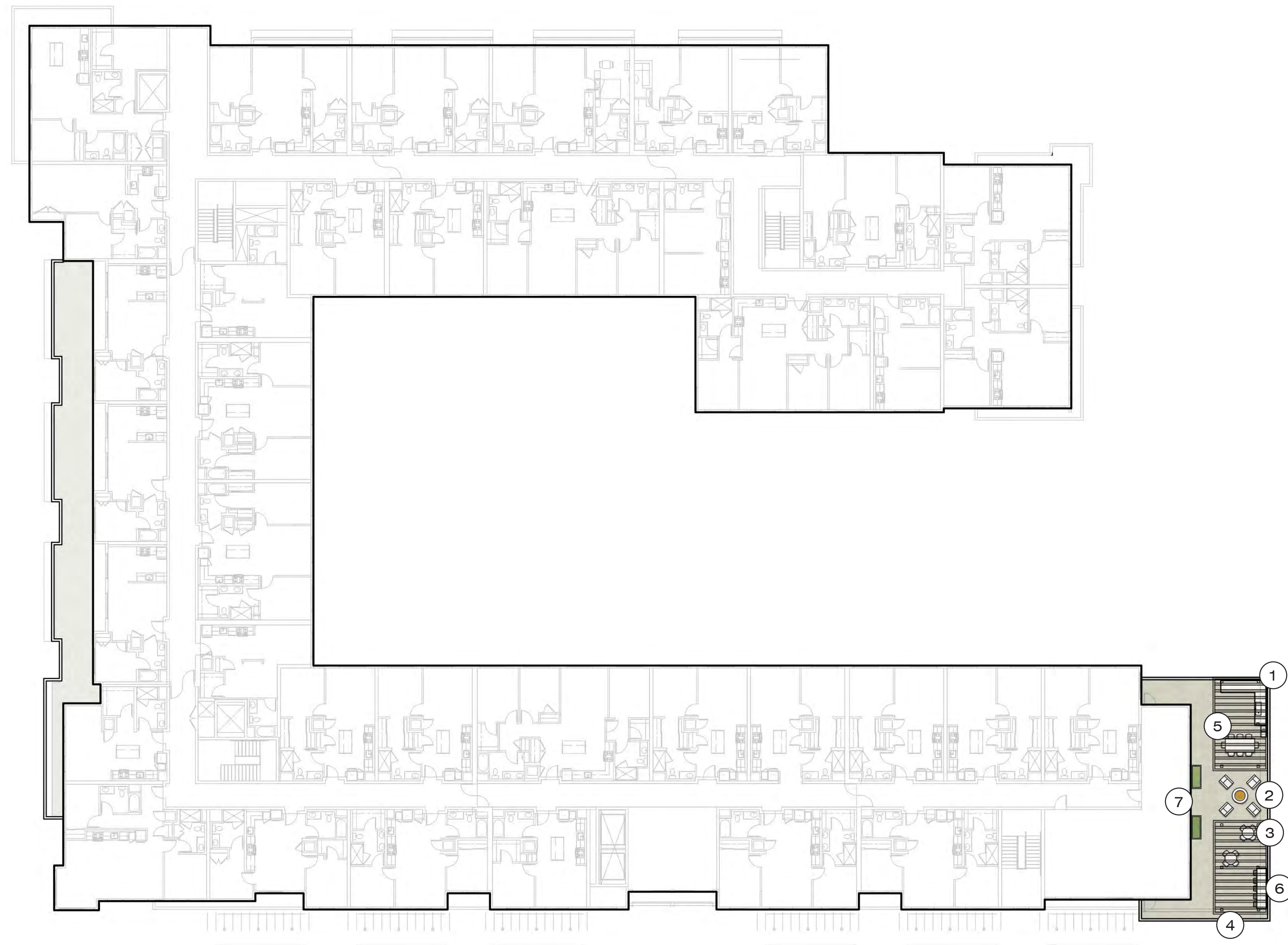




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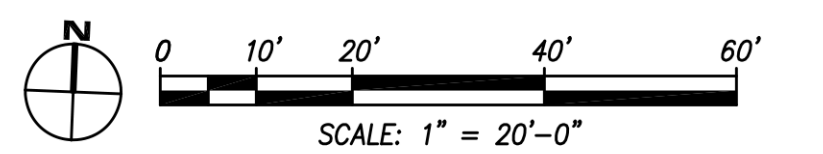
- ① RAISED PLANTER, TYP
(INCLUDES STORMWATER TREATMENT AREAS)
- ② LOW GREENROOF PLANTING, TYP
- ③ SYNTHETIC TURF, TYP
- ④ RAISED GARDEN PLANTERS, TYP
- ⑤ OUTDOOR KITCHEN & COUNTER SEATING, TYP
- ⑥ COMMUNITY TABLE
- ⑦ LOUNGE FURNITURE & UMBRELLA, TYP
- ⑧ PLANTER, TYP
- ⑨ STRING LIGHTING
- ⑩ SPA
- ⑪ SPA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





LEGEND

- ① OUTDOOR KITCHEN WITH BBQ, TRASH & RECYCLE RECEPTACLE
- ② FIRE PIT & LOUNGE SEATING
- ③ TABLES & CHAIRS, TYP
- ④ ARBOR, TYP
- ⑤ COMMUNITY TABLE
- ⑥ OVERLOOK COUNTER
- ⑦ PLANTER, TYP





OVERLOOK COUNTER AT ROOF TERRACE



RAISED PLANTERS



BIKE RACKS



OUTDOOR KITCHEN & COUNTER SEATING AT COURTYARD



HAMMOCK AT COURTYARD



LAWN AREA AT OVERLOOK PARK



STRING LIGHTS AT COURTYARD



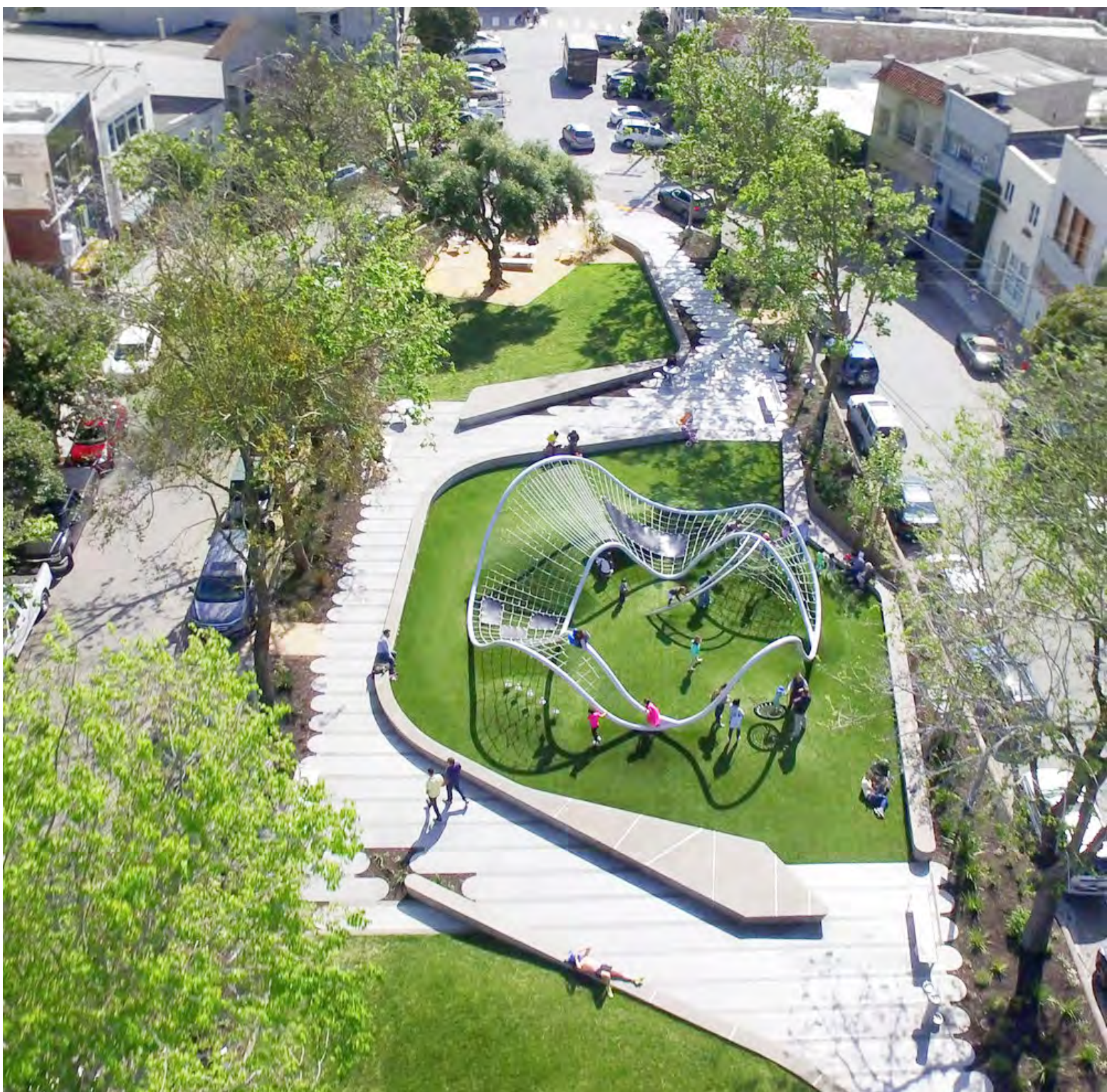
OUTDOOR GAMES AT COURTYARD



FIREPIT AT COURTYARD



ARBOR AT ROOF TERRACE

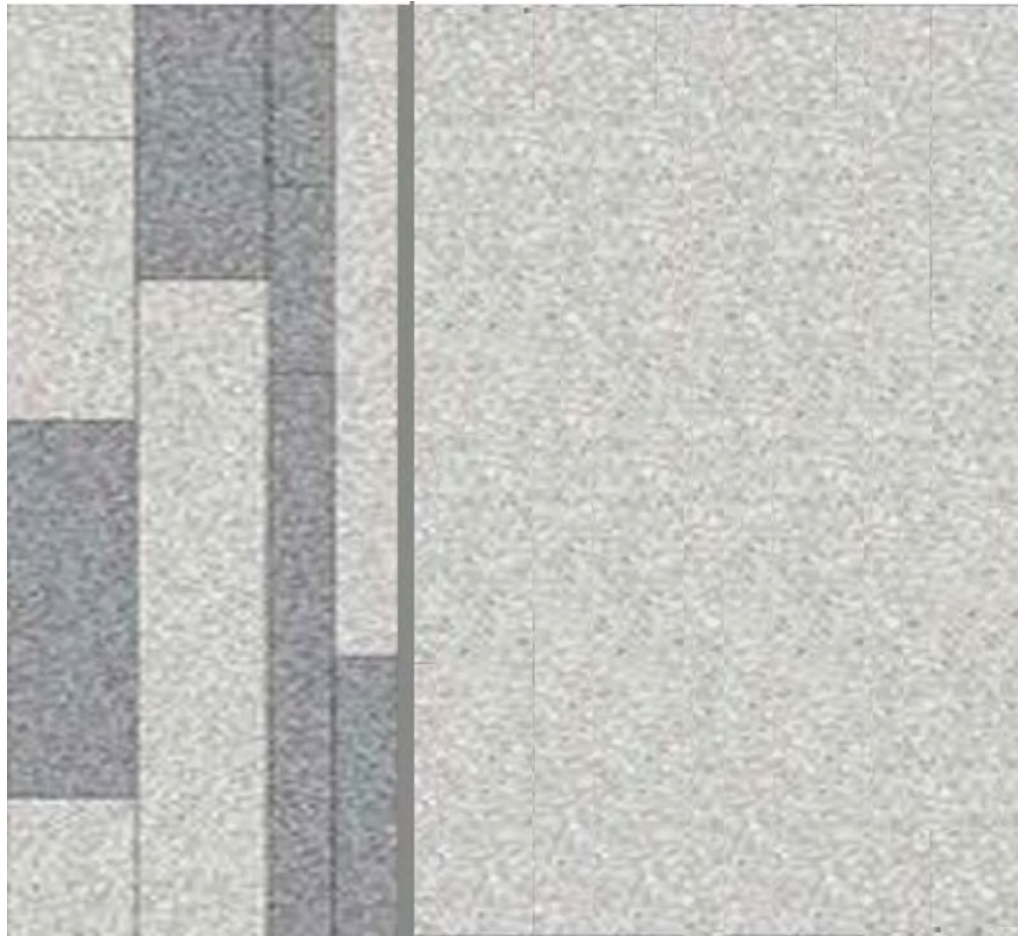


INCLUSIVE PLAYGROUND AT OVERLOOK PARK

PAVING



STANDARD CONCRETE



ENHANCED PAVING



PLAY AREA RESILIENT SURFACING



DECOMPOSED GRANITE PAVING AT
COURTYARD RAISED PLANTERS



SYNTHETIC TURF AT COURTYARD



LAWN AT OVERLOOK PARK

WALLS AND FENCING



42" HIGH METAL ENCLOSURE FENCE
AROUND PLAY AREA



RAISED PLANTERS AT COURTYARD



BOARD FORM CONCRETE WALL AT OVERLOOK PARK



RETAINING WALL AT OVERLOOK PARK

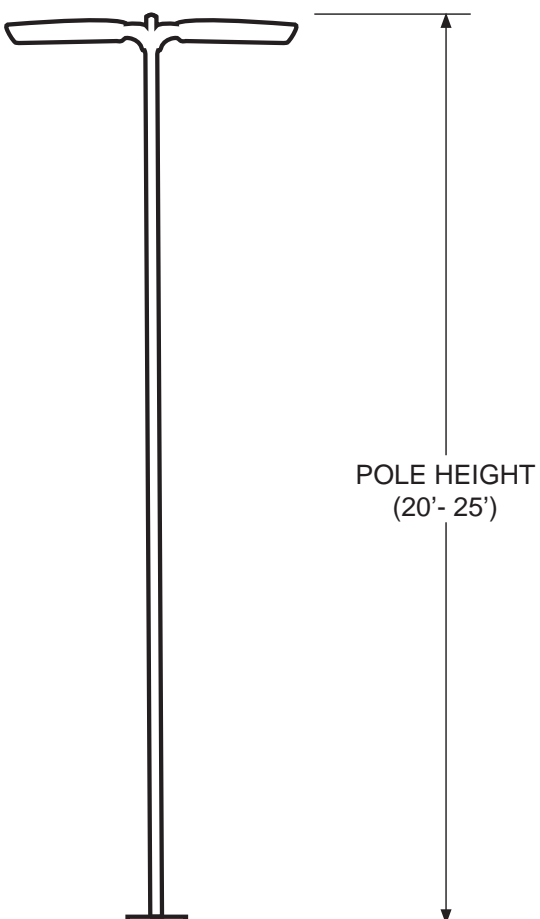


BUILT-IN-BENCH AT RETAIL PLAZA

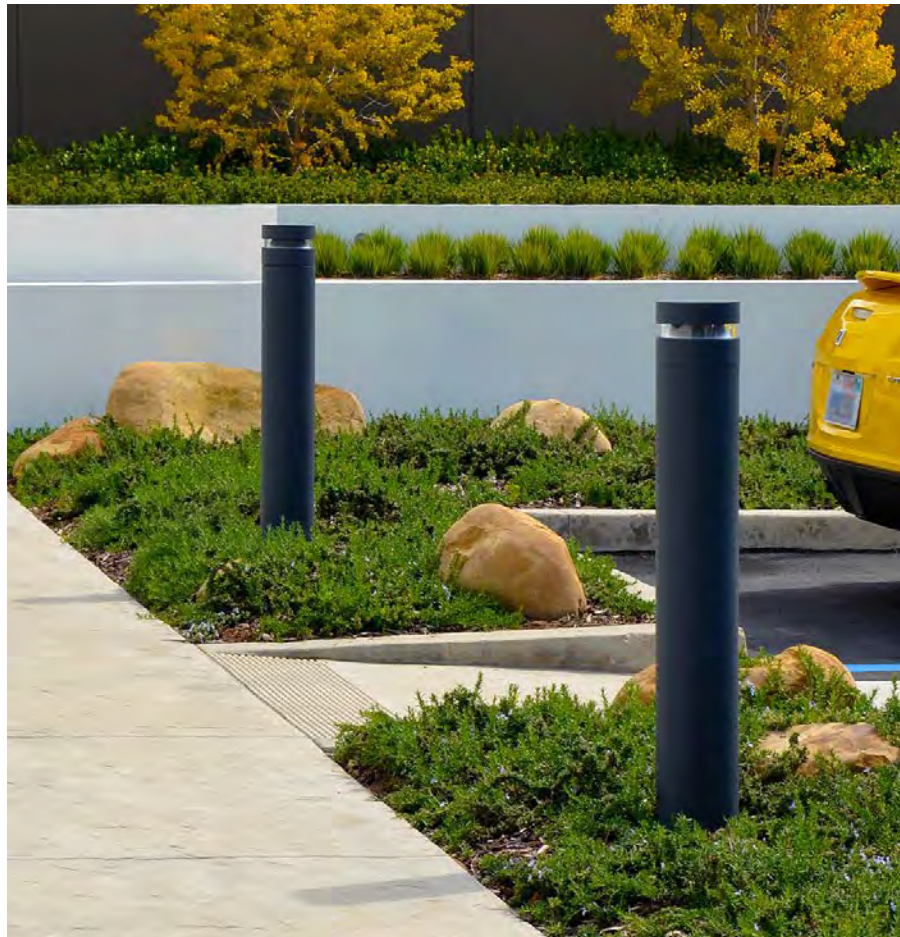
LIGHTING



LED PARKING & ROAD LIGHT FIXTURE



PEDESTRIAN LIGHT FIXTURE



BOLLARD LIGHT AT RETAIL PLAZA



RECESSED WALL LIGHT



STRING LIGHTS AT COURTYARD



STREET TREES



PARK TREES

ACCENT/SMALL TREES

HILLSIDE SUCCESSION AREA



MEDIUM AND SMALL SHRUBS

ACCENT PLANTING



ACCENT PLANTING

GROUNDCOVER



C3 STORMWATER PLANTING

PRELIMINARY PLANT PALETTE

STREET TREES - COORDINATE WITH CITY ARBORIST

- ACER BUERGERIANUM - TRIDENT MAPLE
- ARBUTUS 'MARINA'- STRAWBERRY TREE
- HYMENOSPORUM FLAVUM - SWEETSHADE
- MELALEUCA QUINQUENERVIA - SEJPUT TREE
- OLEA EUROPAEA 'SWAN HILL' - OLIVE TREE
- TRISTANIOPSIS LAURINA - WATER GUM

PARK TREES

- LAGUNARIA PATERSONIA - NORFOLK ISLAND HIBISCUS
- QUERCUS SUBER - CORK OAK

ACCENT/SMALL TREES

- ACER PALMATUM - JAPANESE MAPLE
- *CERCIS OCCIDENTALIS - WESTERN REDBUD
- PISTACIA CHINENSIS - CHINESE PISTACHE

MEDIUM AND SMALL SHRUBS

- *CALAMAGROSTIS FOLIOSA - MENDOCINO REED GRASS
- *EPILOBIUM CANUM 'CATALINA' - CALIFORNIA FUCHSIA
- HELICTOTRICHON SEMPERVIRENS - BLUE OAT GRASS
- RIBES SANGUINEUM - PINK FLOWERED CURRENT
- *ROSMARINUS OFFICINALIS - ROSEMARY
- PITTOSPORUM CRASSIFOLIUM - KARO
- POLYSTICHUM MUNITUM - WESTERN SWORD FERN

ACCENT PLANTINGS

- AGAVE ATTENUATA - FOX TAIL AGAVE
- ANIGOZANTHOS - KANGAROO PAW
- CLIVIA MINIATA - KAFFIR LILY
- LIBERTIA PEREGRINANS - ORANGE LIBERTIA
- *SALVIA GREGGII - AUTUMN SAGE
- SENECIO VITALIS - NARROW LEAF CHALKSTICKS

GROUNDCOVER

- ALOE DISTANS
- AEONIUM CANARIENSE - HOUSELEEK
- AJUGA REPTENS - BLUE BUGLE
- *CEANOETHUS - CALIFORNIA LILAC
- THYMUS - THYME

C3 STORMWATER PLANTING

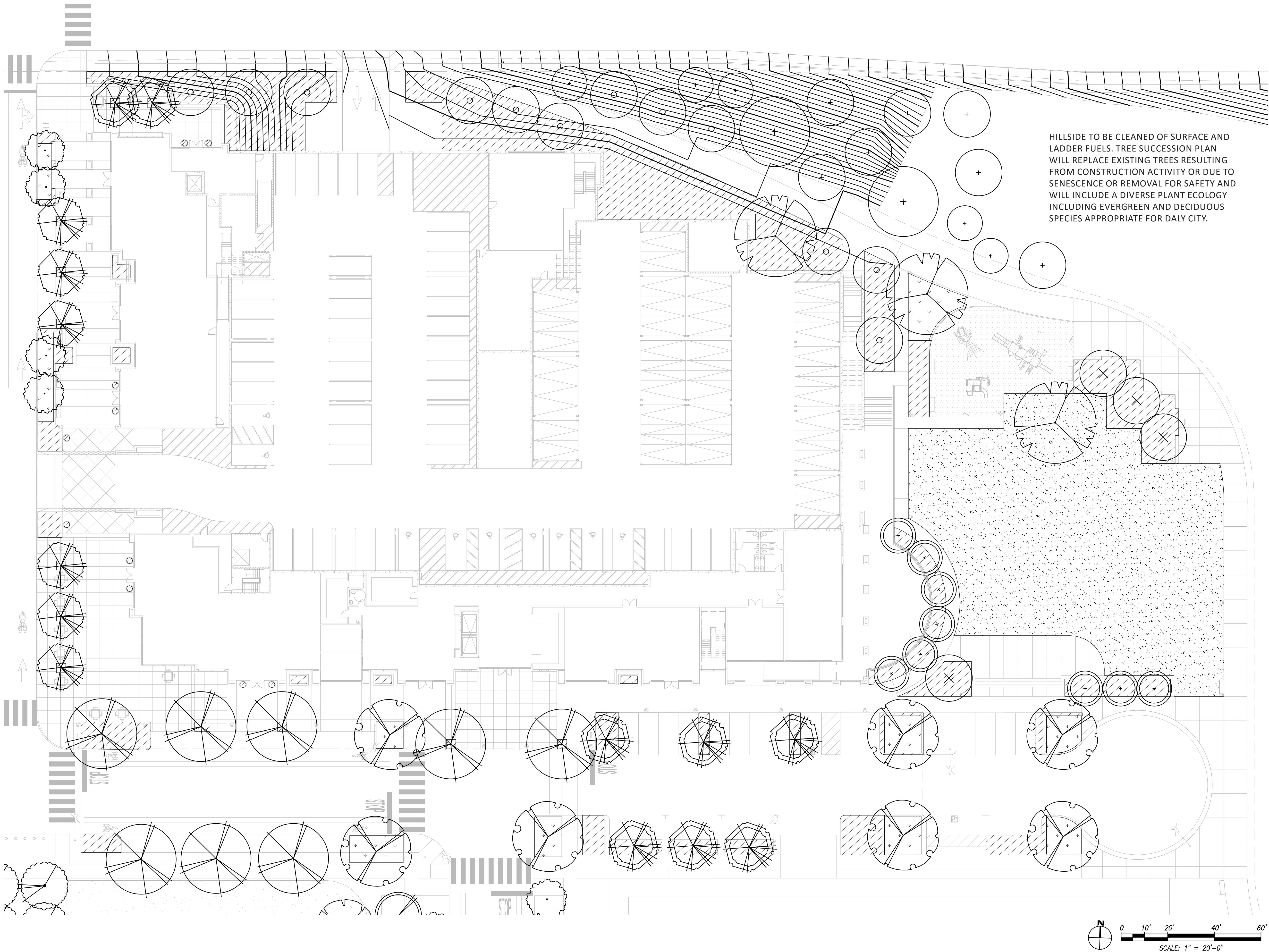
- *ACHILLEA MILLEFOLIUM - YARROW
- CHONDROPETALUM TECTORUM - CAPE RUSH
- *ERIOGONUM LATIFOLIUM - COAST BUCKWHEAT
- LOMANDRA LONGIFOLIA - DWARF MAT RUSH
- *PENSTEMON 'MARGARITA BOB' - BEARD TONGUE
- CERCIS CANADENSIS 'FOREST PANSY

HILLSIDE SUCCESSION AREA

- AESCULUS CALIFORNICA - CALIFORNIA BUCKEYE
- ACER MACROPHYLLUM - BIG LEAF MAPLE
- ARBUTUS MENZIESII - PACIFIC MADRONE
- CALOCEDRUS DECURRENS - INCENSE CEDAR
- CENAOTHUS 'RAY HARTMAN' - WILD LILAC
- HESPEROCYPARIS MAROCCARPA - MONTEREY CYPRESS
- FREMONTODENDRON CALIFORNICUM - FREMONTIA

GENERAL PLANTING AND IRRIGATION NOTES:

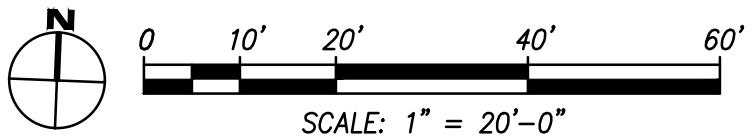
1. LANDSCAPE AND IRRIGATION PLANS SHALL COMPLY WITH THE CRITERIA OF THE CALIFORNIA MODEL WATER EFFICIENCY ORDINANCE AND APPLY THOSE CRITERIA FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN AND COMPLY WITH APPLICABLE CITY CODES, ORDINANCES AND PRECISE PLAN REQUIREMENTS.
2. LANDSCAPE AND IRRIGATION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

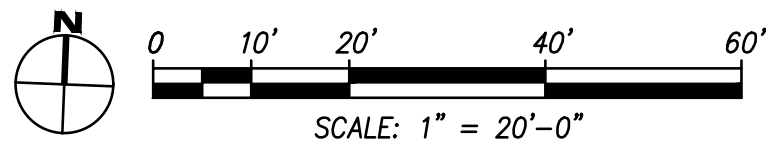
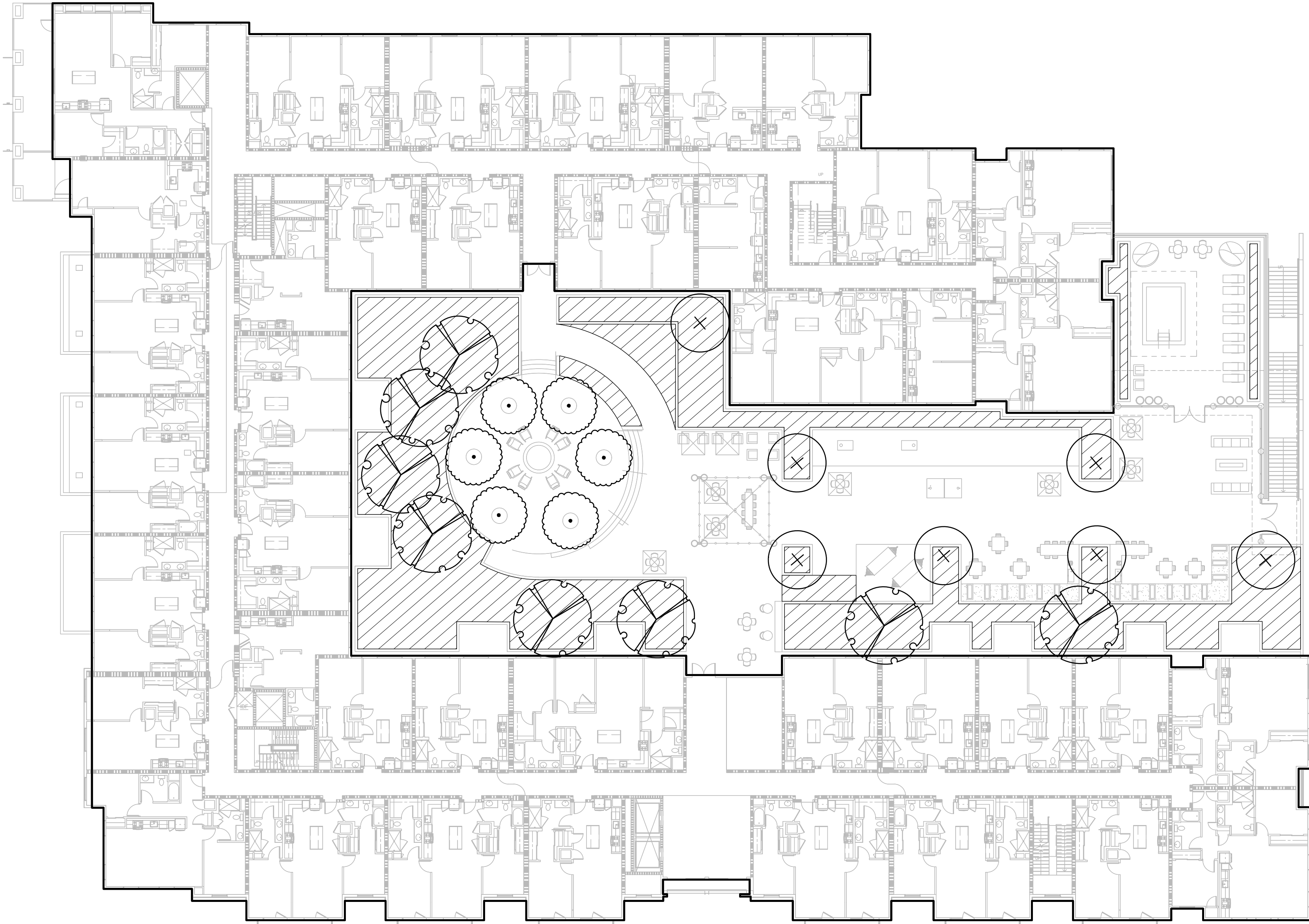


PRELIMINARY PLANT PALETTE							
KEY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WTR USE	QTY
TREES							
T-1		ACER BUERGERIANUM	TRIDENT MAPLE	24" BOX	PER PLAN	M	8
T-2		ACER PALMATUM	JAPANESE MAPLE	24" BOX	PER PLAN	M	6
T-3		ARBUTUS 'MARINA'	MARINA STRAWBERRY TREE	24" BOX	PER PLAN	L	15
T-4		CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	PER PLAN	M	7
T-5		HYMENOSPORUM FLAVUM	SWEETSHADE	24" BOX	PER PLAN	L	6
T-6		LAGUNARIA PATERSONII	NORFOLK ISLAND Hibiscus	24" BOX	PER PLAN	M	9
T-7		MELALEUCA QUINQUENERVIA	SEJUPUT TREE	24" BOX	PER PLAN	M	12
T-8		OLEA EUROPEA 'SWAN HILL'	OLIVE TREE	24" BOX	PER PLAN	L	8
T-9		PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX	PER PLAN	L	4
T-10		QUERCUS SUBER	CORK OAK	24" BOX	PER PLAN	L	3
T-11		TRISTANOPSIS LAURINA	WATER GUM	24" BOX	PER PLAN	L	4

HILLSIDE SUCCESSION AREA				
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WTR USE
	AESCULUS CALIFORNICA	CALIFORNIA BUCKEYE	24" BOX	L
	ACER MACROPHYLLUM	BIG LEAF MAPLE	24" BOX	L
	ARBUTUS MENZIESII	PACIFIC MADRONE	24" BOX	L
	CALOCEDRUS DECURRENS	INCENSE CEDAR	24" BOX	L
	CEANOTHUS 'RAY HARTMAN'	WILD LILAC	24" BOX	L
	HESPEROCYPARIS MACROCARPA	MONTEREY CYPRESS	24" BOX	L
	FREMONTODENDRON CALIFORNICUM	FREMONTIA	24" BOX	L

SEE SHEET L-8 FOR FULL PLANTING PLAN PALETTE

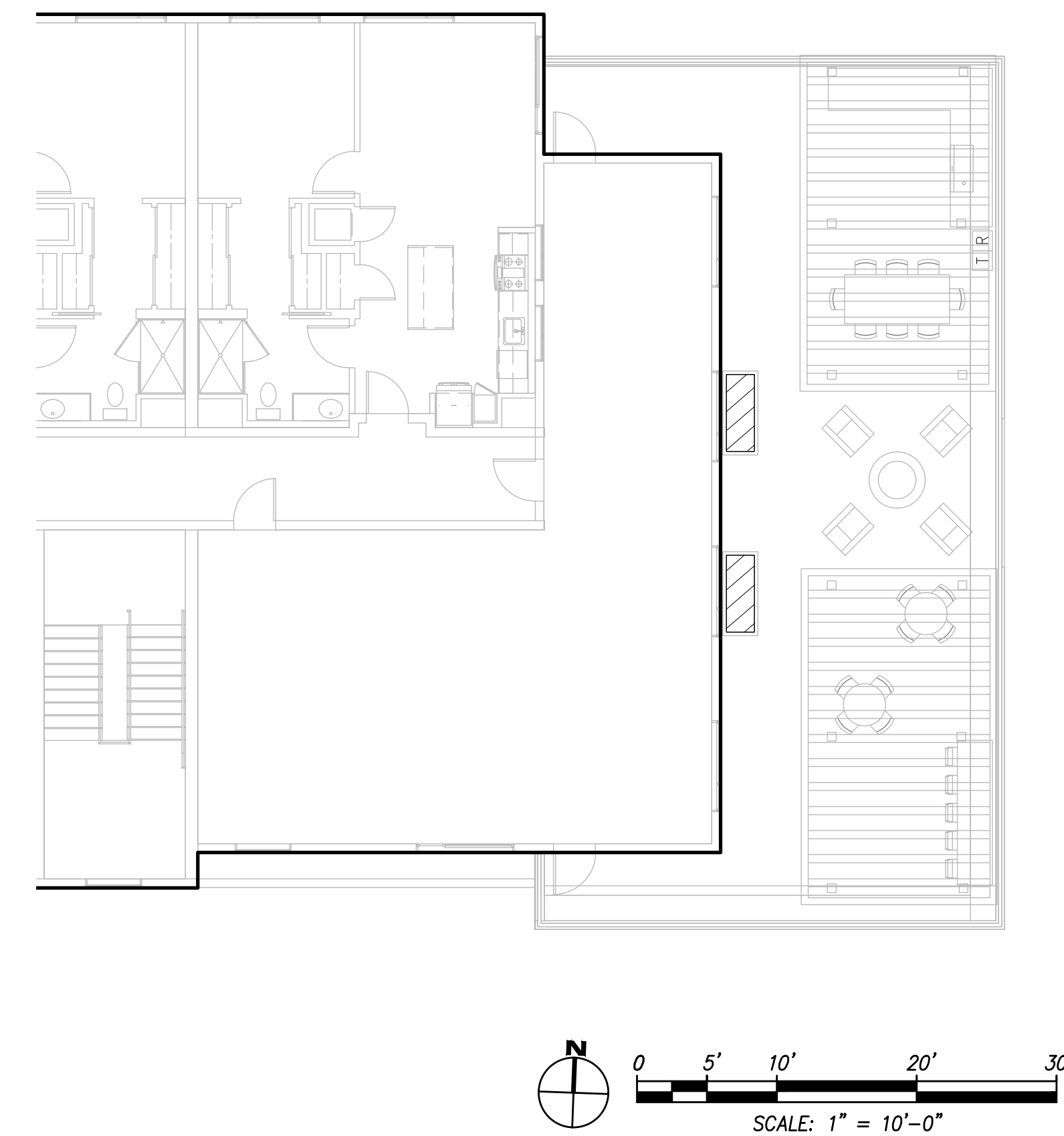
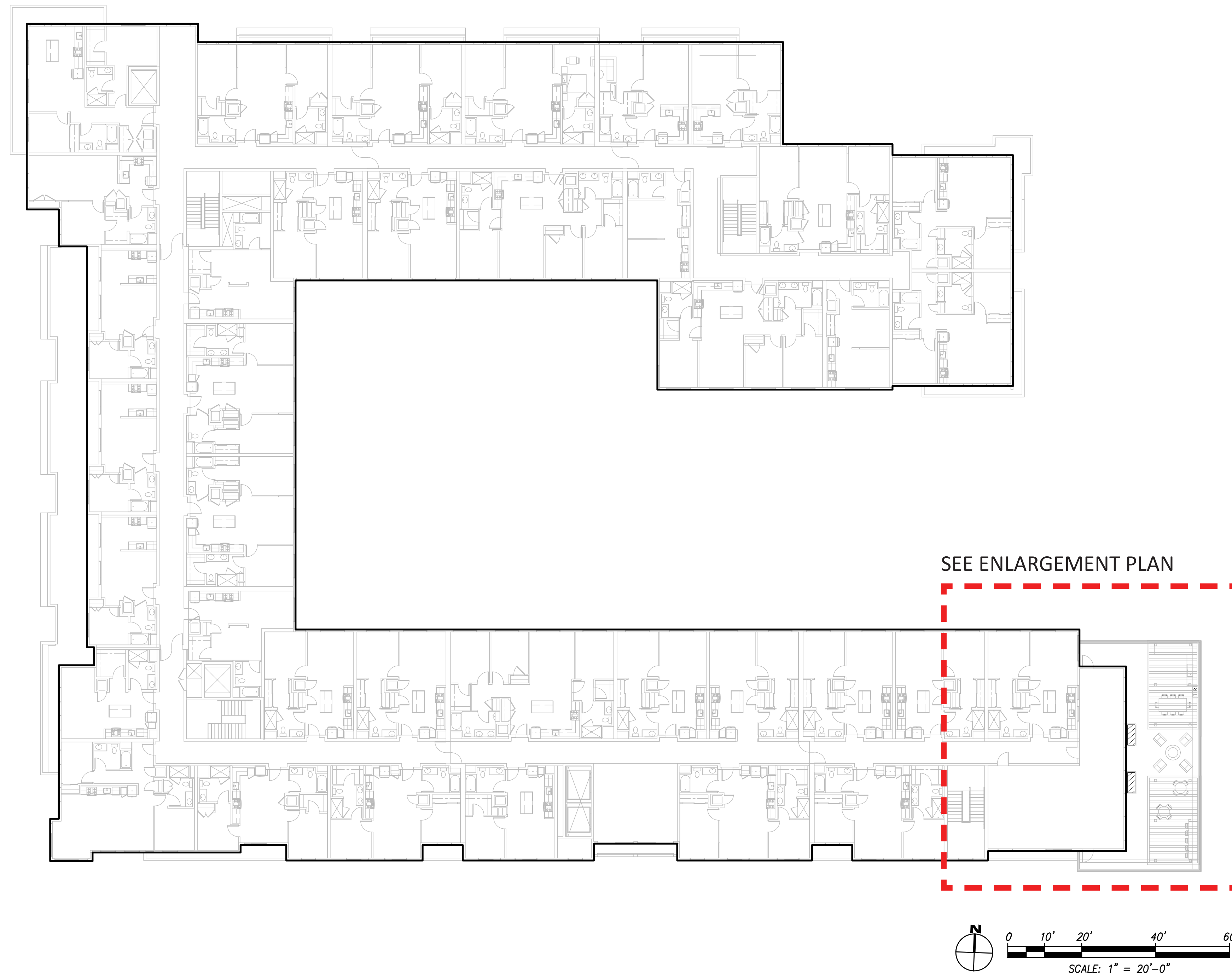




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	CALOCEDRUS DECURRENS	INCENSE CEDAR	24" BOX	L
	CEANOTHUS 'RAY HARTMAN'	WILD LILAC	24" BOX	L
	HESPEROCYPARIS MACROCARPA	MONTEREY CYPRESS	24" BOX	L
	FREMONTODENDRON CALIFORNICUM	FREMONTIA	24" BOX	L

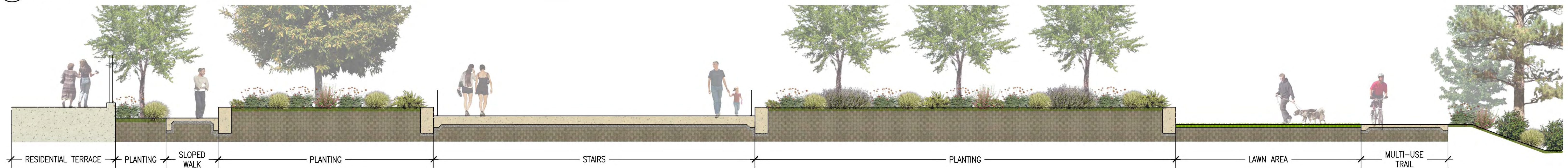
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WTR USE
MEDIUM AND SMALL SHRUBS					
	CALAMAGROSTIS FOLIOSA	MENDOCINO REED GRASS	5 GAL	4'-0" OC	L
	EPILOBIUM CANUM 'CATALINA'	CALIFORNIA FUCHSIA	5 GAL	5'-0" OC	L
	HELIOTRICHON SEMPERVIRENS	BLUE OAT GRASS	5 GAL	5'-0" OC	L
	RIBES SANGUINEUM	PINK FLOWERED CURRENT	5 GAL	5'-0" OC	L
	ROSMARINUS OFFICINALIS	ROSEMARY	5 GAL	4'-0" OC	L
	PITTIOSPORUM CRASSIFOLIUM	KARO	5 GAL	5'-0" OC	L
	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	5 GAL	4'-0" OC	L
	ACCENT PLANTING				
	AGAVE ATTENUATA	FOX TAIL AGAVE	5 GAL	6'-0" OC	L
	AGNIGOZANTHOS	KANGAROO PAW	5 GAL	4'-0" OC	L
	CIIVA MINIATA	KAFIR LILY	5 GAL	4'-0" OC	L
	LIBERITA PEREGRINANS	ORANGE LIBERTIA	5 GAL	3'-0" OC	L
	SALVIA GREGGII	AUTUM SAGE	5 GAL	3'-0" OC	L
	SENECIO VITALIS	NARROW LEAF CHALKSTICKS	5 GAL	5'-0" OC	L
	GROUNDCOVERS				
	ALOE DISTANS	JEWEL ALOE	1 GAL	5'-0" OC	L
	AEONIUM CANARIENSE	HOUSELEEK	1 GAL	3'-0" OC	L
	AJUGA REPETENS	BLUE BUGLE	1 GAL	2'-0" OC	L
	CEANOTHUS	CALIFORNIA LILAC	1 GAL	5'-0" OC	L
	THYMUS	THYME	1 GAL	5'-0" OC	L
	STORMWATER PLANTING				
	AHHILLEA MILLEFOLIUM	YARROW	1 GAL	2'-0" OC	L
	CHONDROPETALUM TECORUM	CAPE RUSH	1 GAL	3'-0" OC	L
	ERIOGONUM LATIFOLIUM	COAST BUCKWHEAT	1 GAL	3'-0" OC	L
	LOMANDRA LONGIFOLIA	DWARF MAT RUSH	1 GAL	4'-0" OC	L
	PENSTEMON 'MARGARITA BOP'	BEARD TONGUE	1 GAL	3'-0" OC	L
	CERCIS CANADENSIS 'FOREST PANSY'	EASTERN REDBUD	1 GAL	3'-0" OC	L
	TURF				
		90/10 TALL FESCUE/ BLUE GRASS BLEND	SOD	-	-
	MULCH ONLY AREA				
	3" LAYER OF MULCH				
	-	-	-	-	-



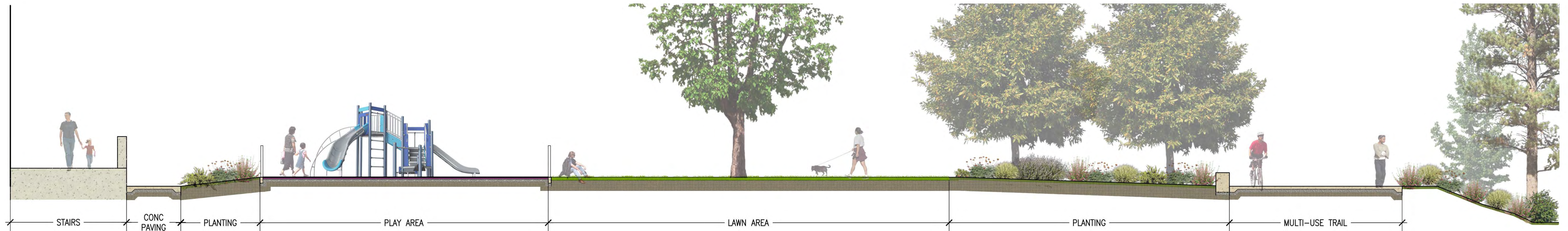
SEE SHEET L-8 FOR FULL PLANTING PLAN PALETTE



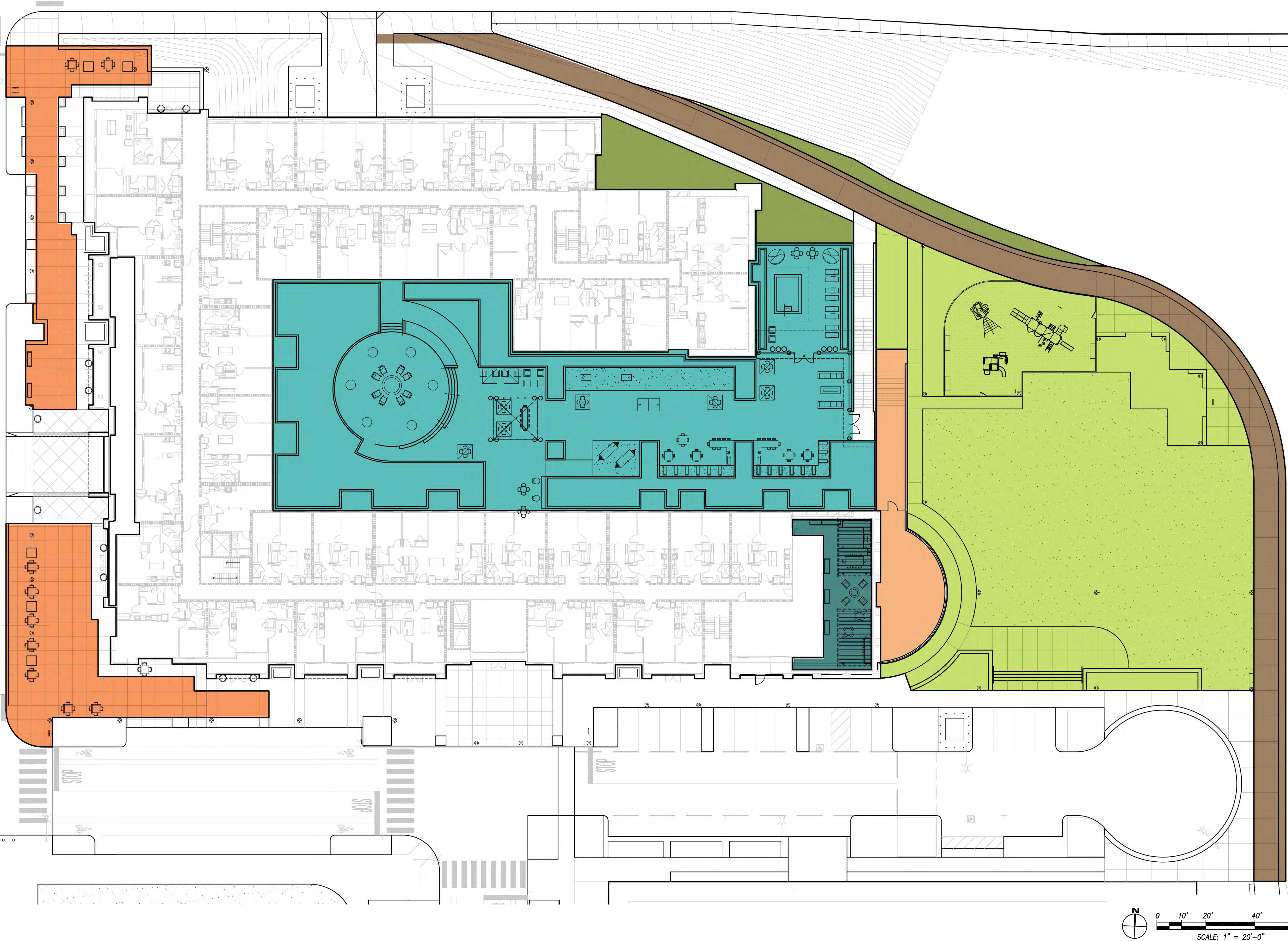
A OVERLOOK PARK SECTION ELEVATION 1
SCALE: 1/8" = 1'-0"



B OVERLOOK PARK SECTION 1
SCALE: 3/16" = 1'-0"



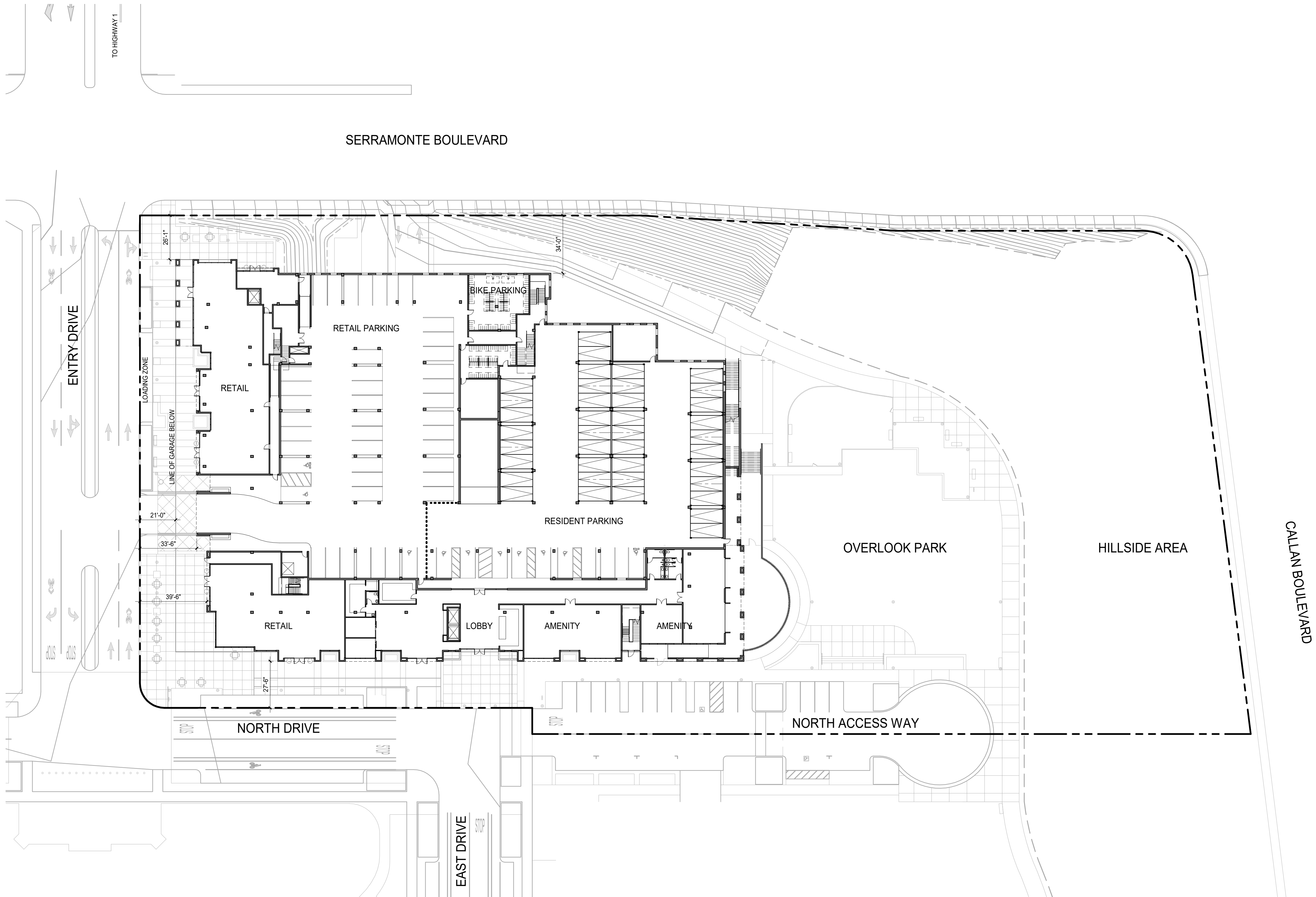
C OVERLOOK PARK SECTION 2
SCALE: 3/16" = 1'-0"

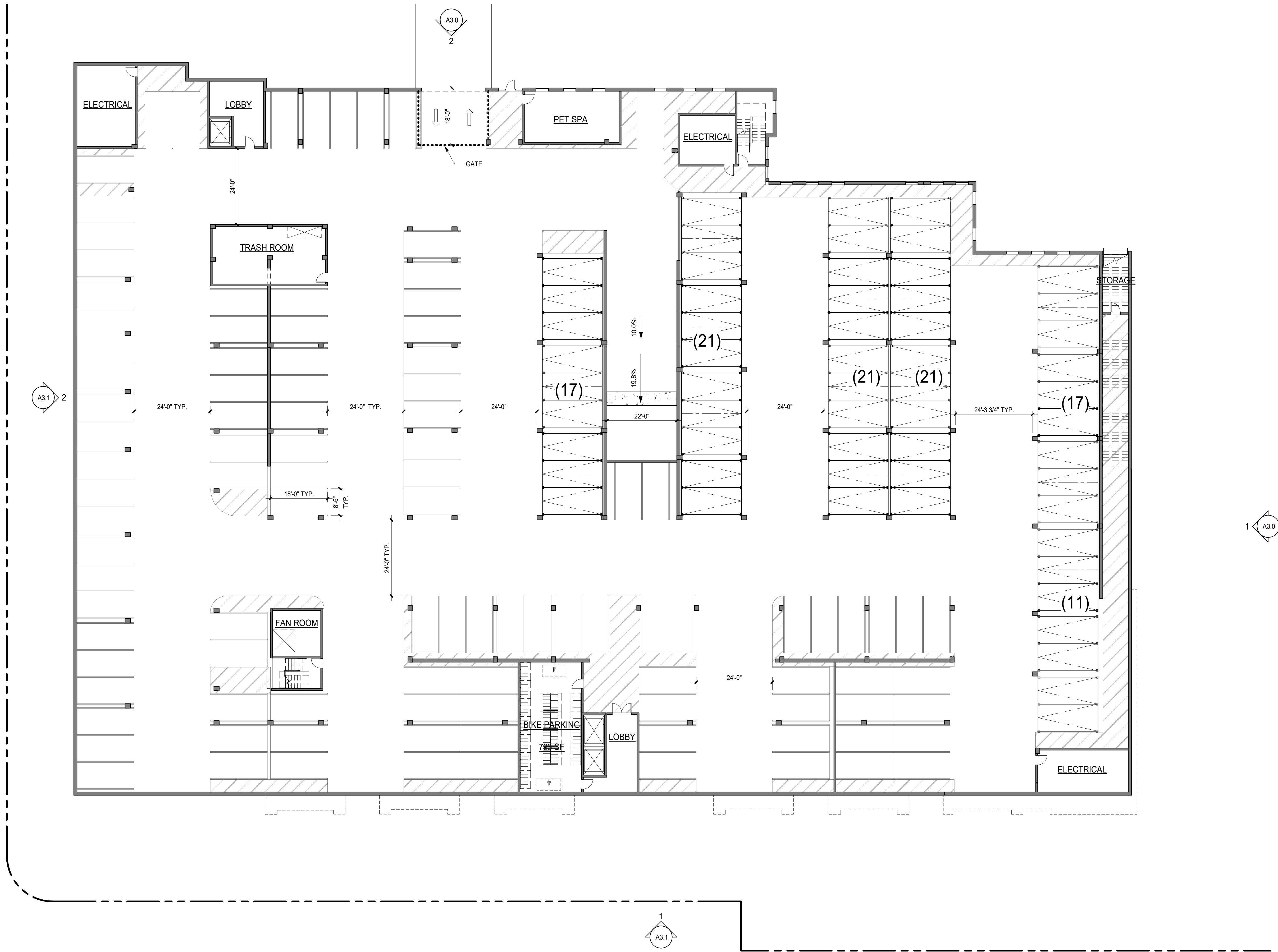


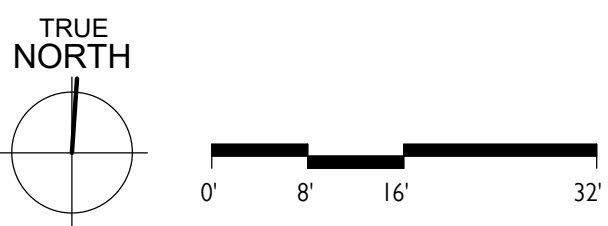
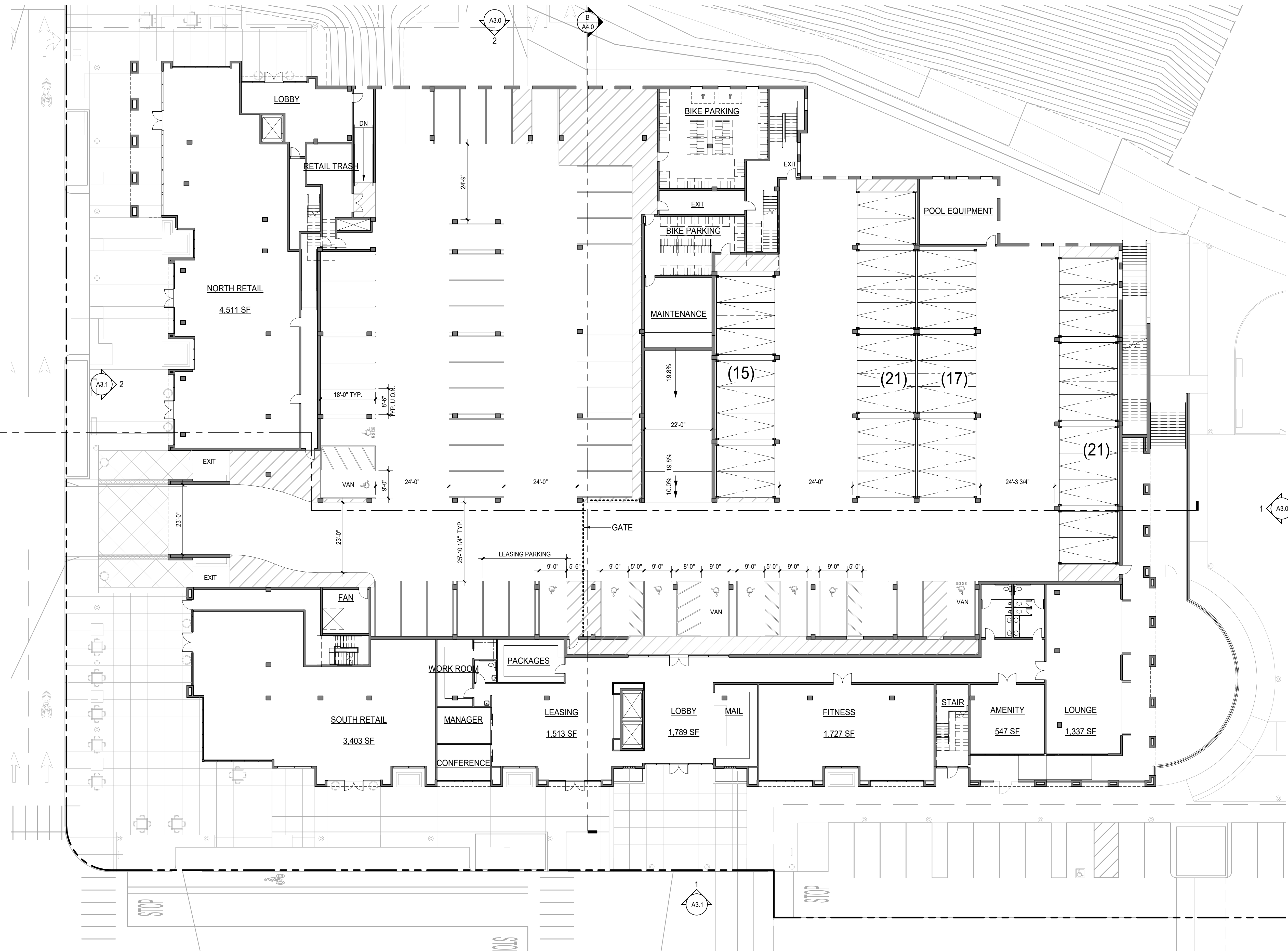
OPEN SPACE SUMMARY

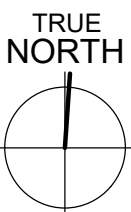
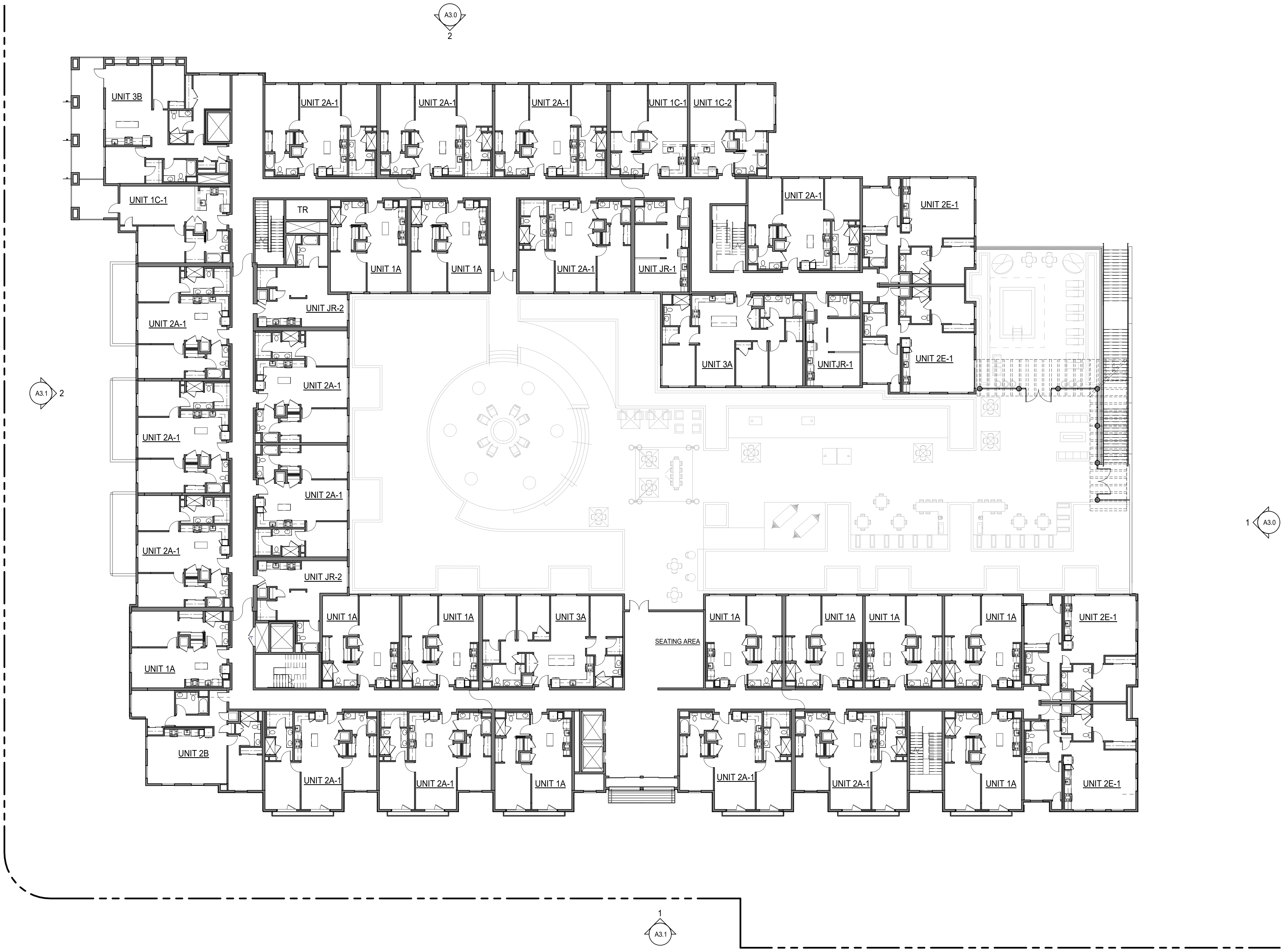
(SEE ARCHITECTURE DRAWINGS FOR INDIVIDUAL BALCONY AREAS)

KEY	NAME	AREA	LEVEL
	RETAIL PLAZA	7,050 SF	GROUND FLOOR
	LANDSCAPE (<10%)	2,673 SF	GROUND FLOOR
	TERRACE	2,764 SF	GROUND FLOOR
	2ND FLOOR BALCONIES	504 SF	2ND FLOOR/PODIUM
	COURTYARD	20,353 SF	2ND FLOOR/PODIUM
	3RD FLOOR BALCONIES	504 SF	3RD FLOOR
	5TH FLOOR BALCONIES	779 SF	5TH FLOOR
	ROOF TERRACE	1,346 SF	6TH FLOOR
	SUBTOTAL	35,973 SF	
	PARK (<10%)	22,335 SF	GROUND FLOOR
	TRAIL	6,854 SF	GROUND FLOOR
	SUBTOTAL	29,189 SF	
	TOTAL	65,162 SF	

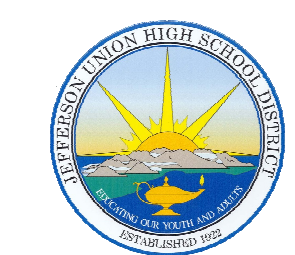


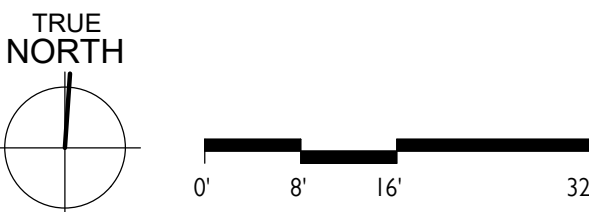
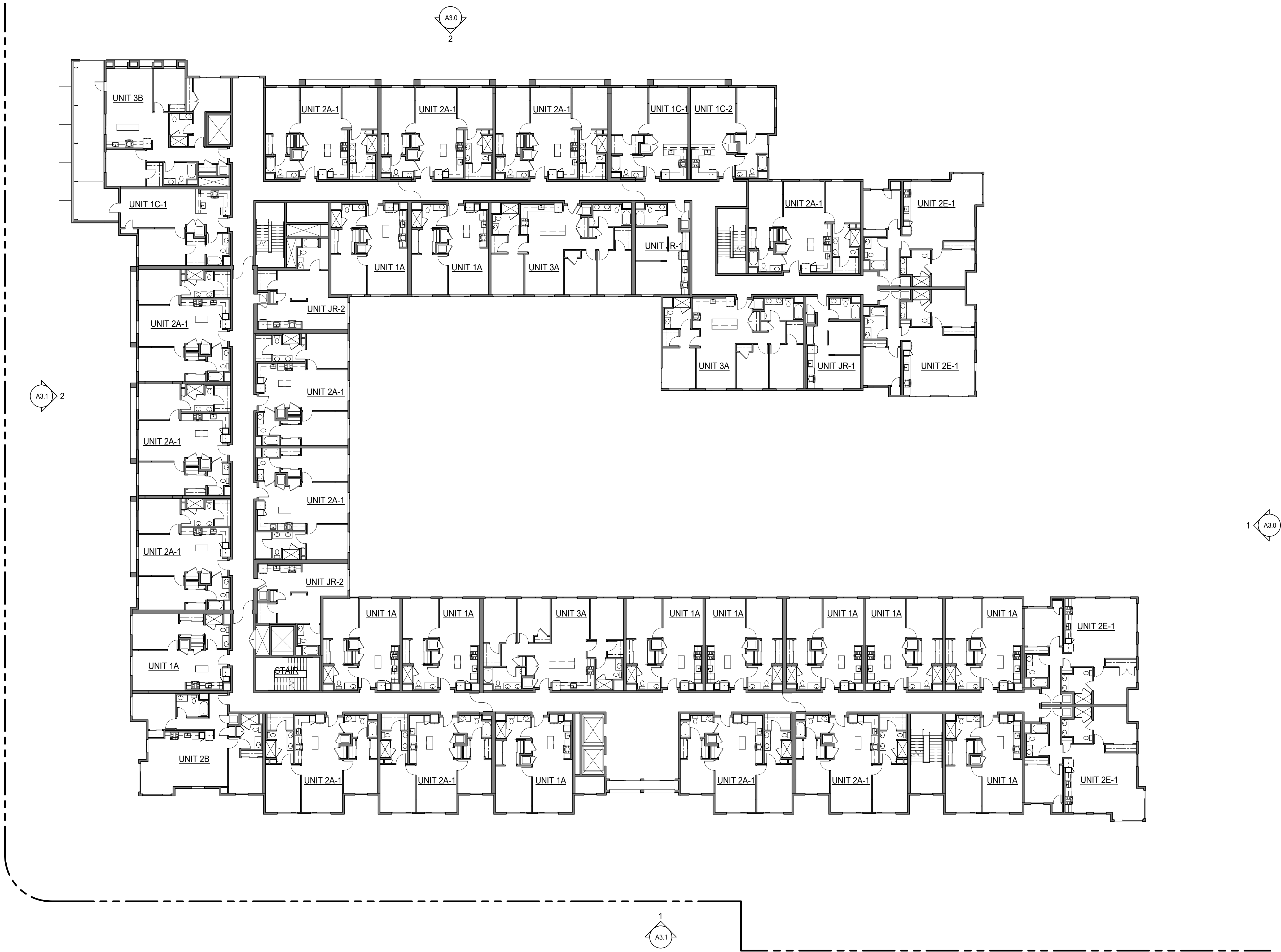


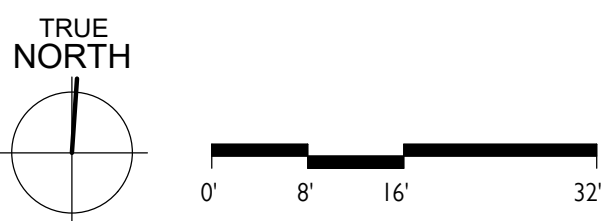
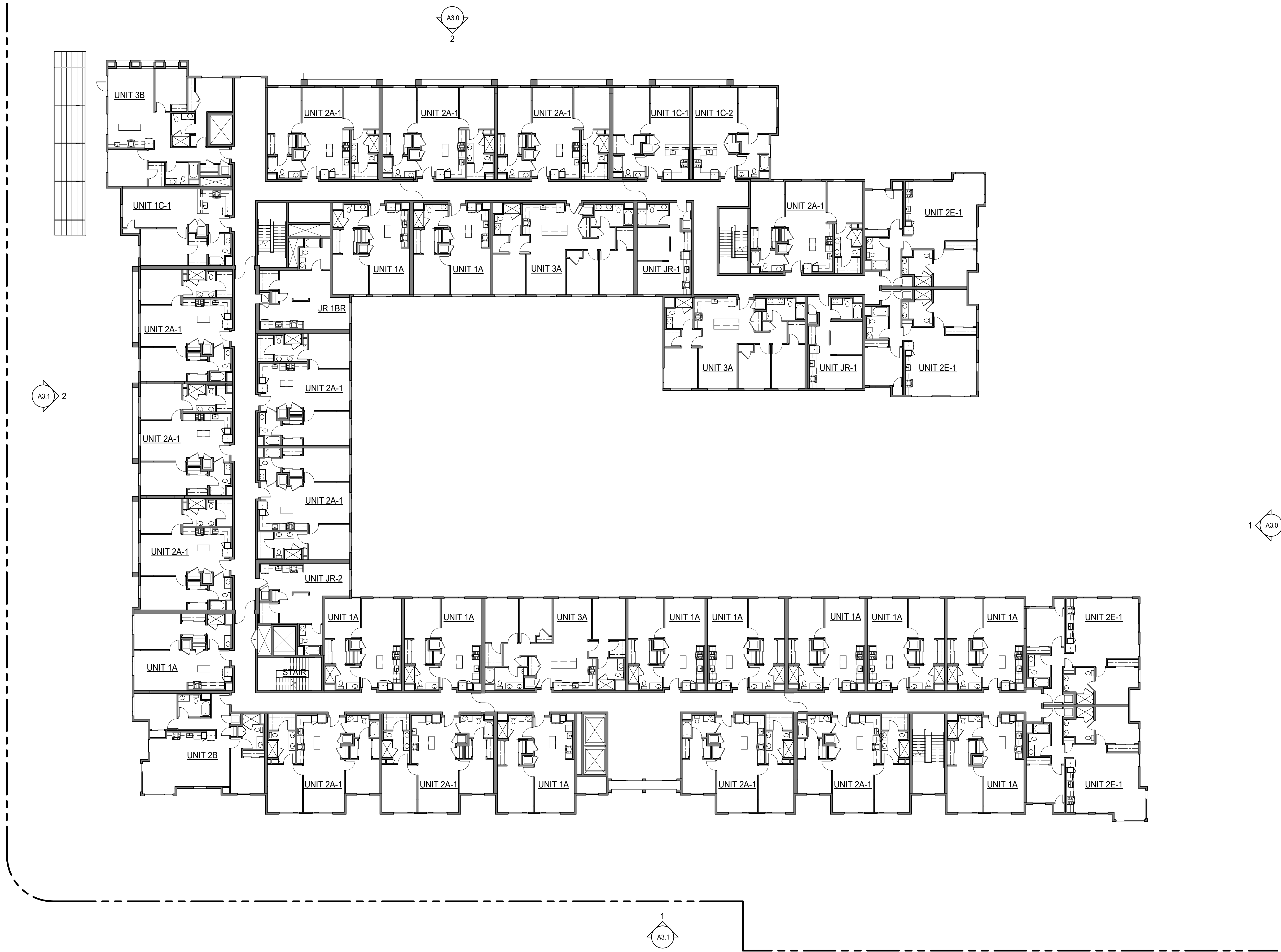


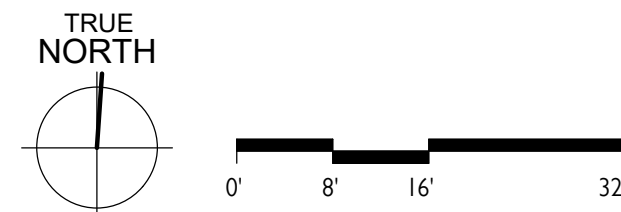
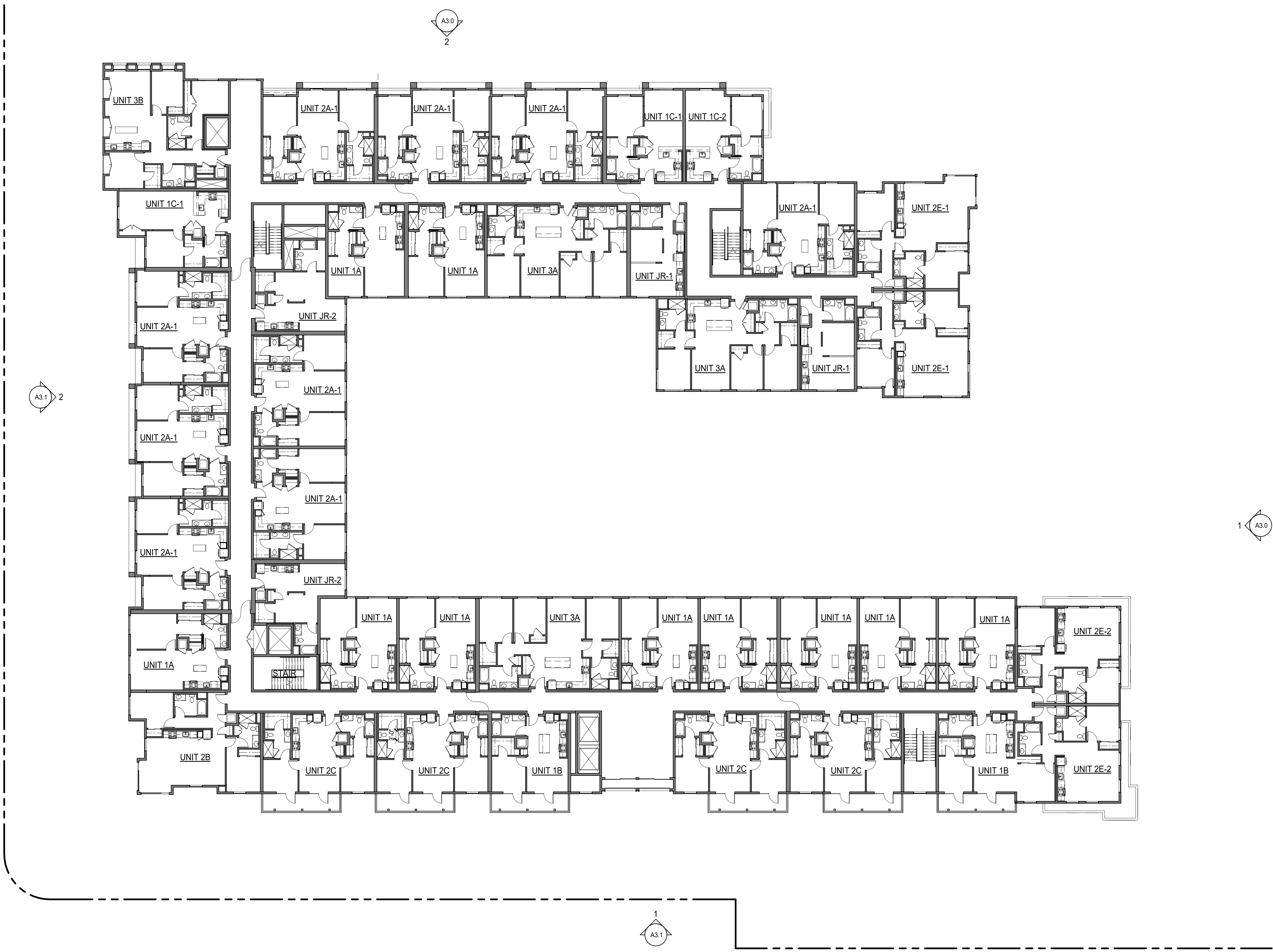


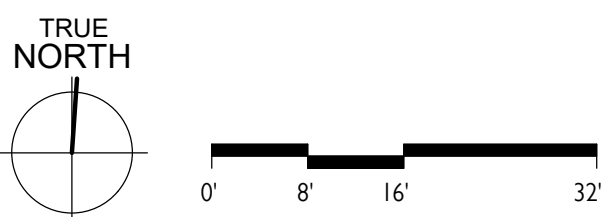
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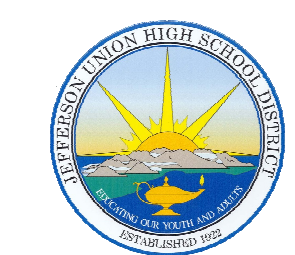
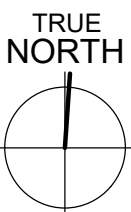


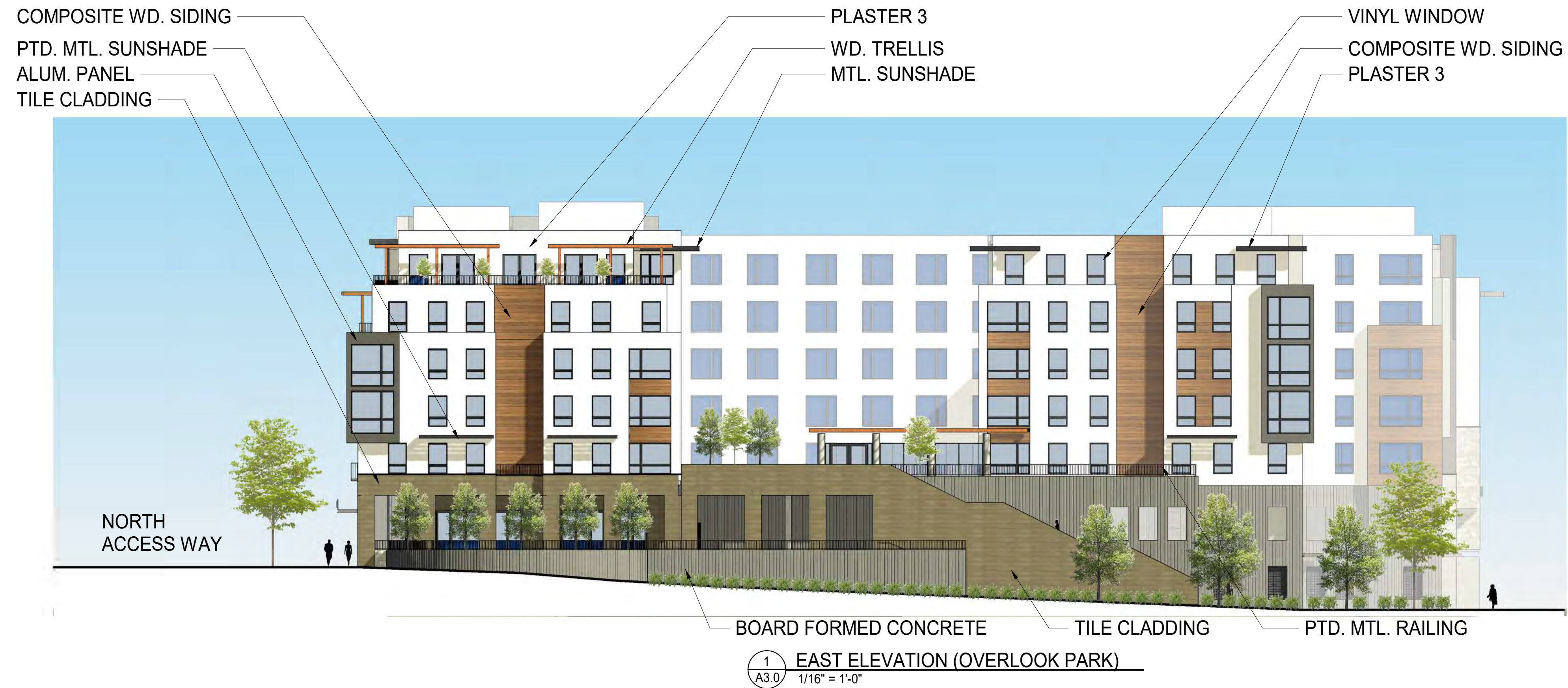








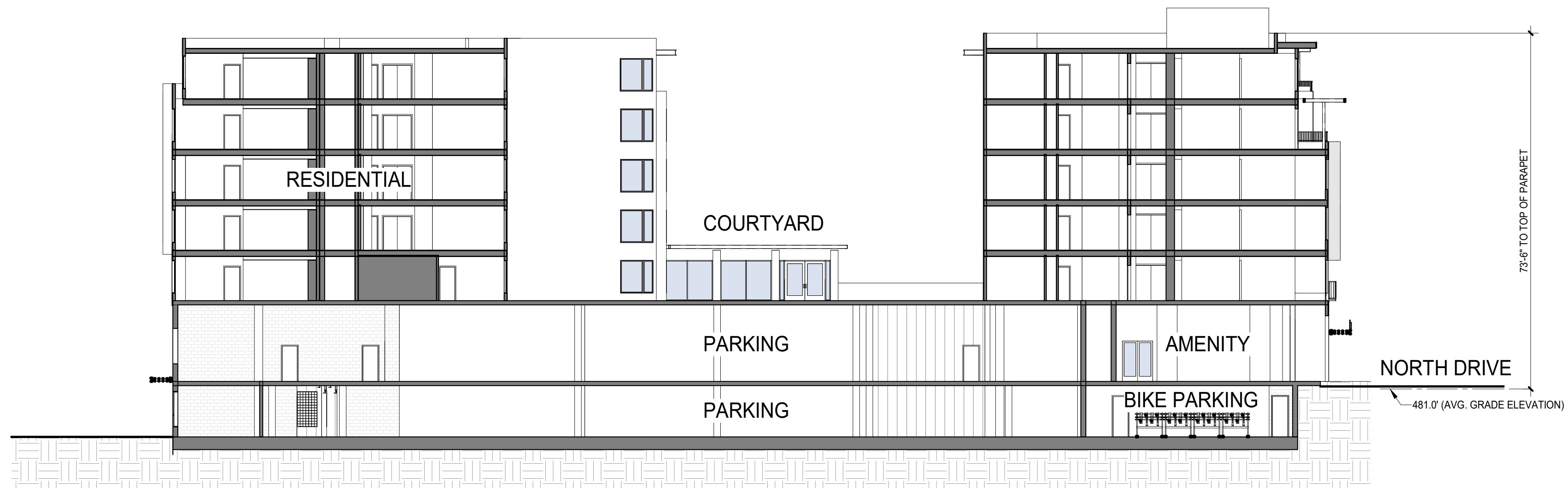




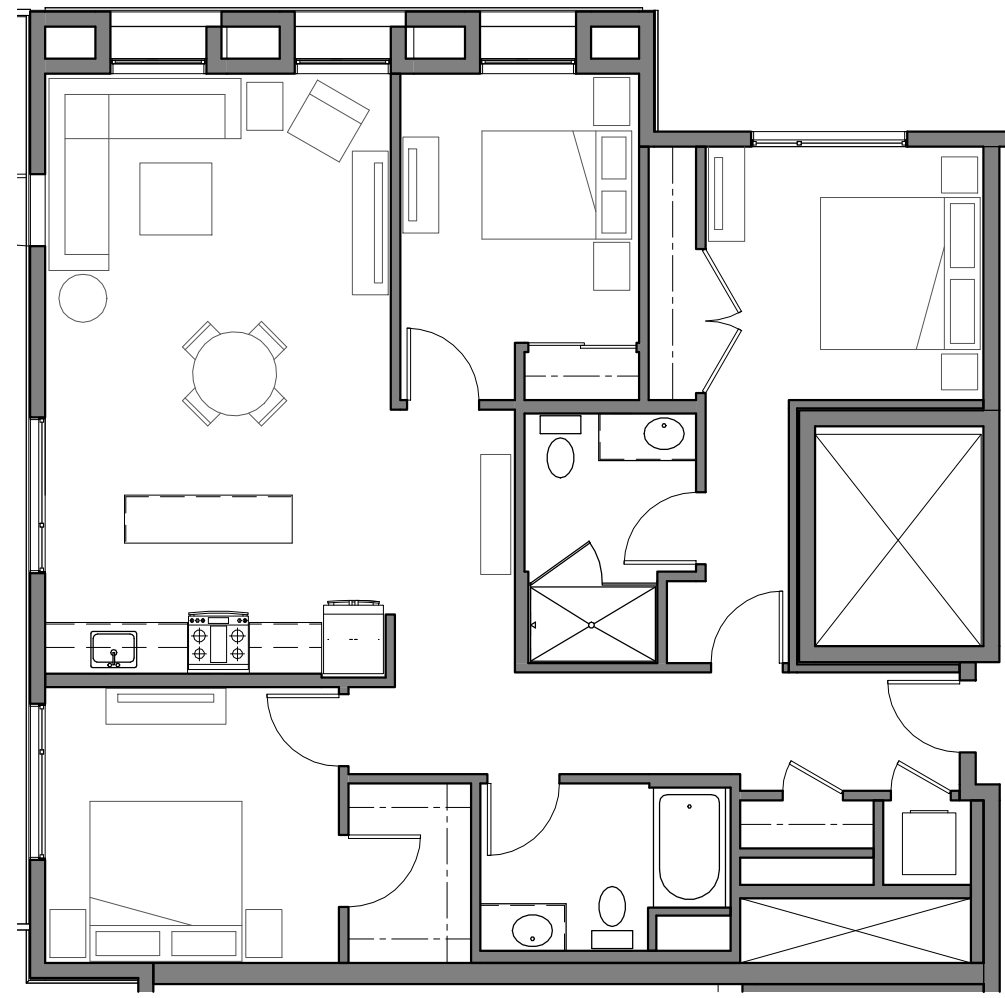




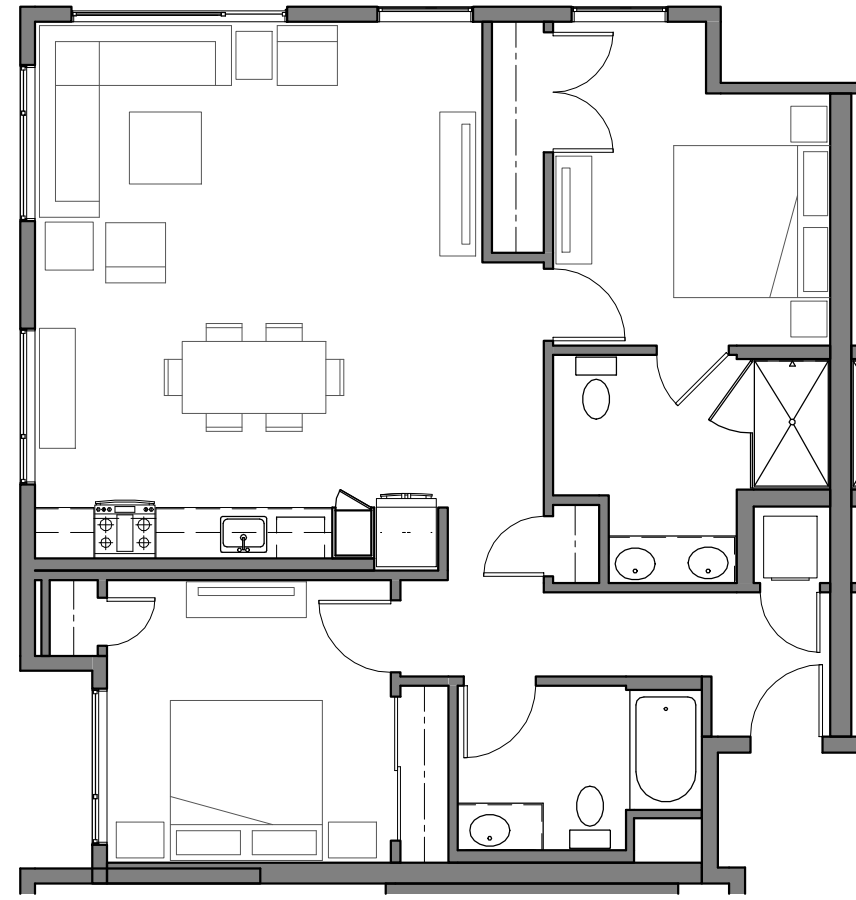
A
A4.0 **EAST - WEST SECTION (FACING NORTH)**
1/16" = 1'-0"



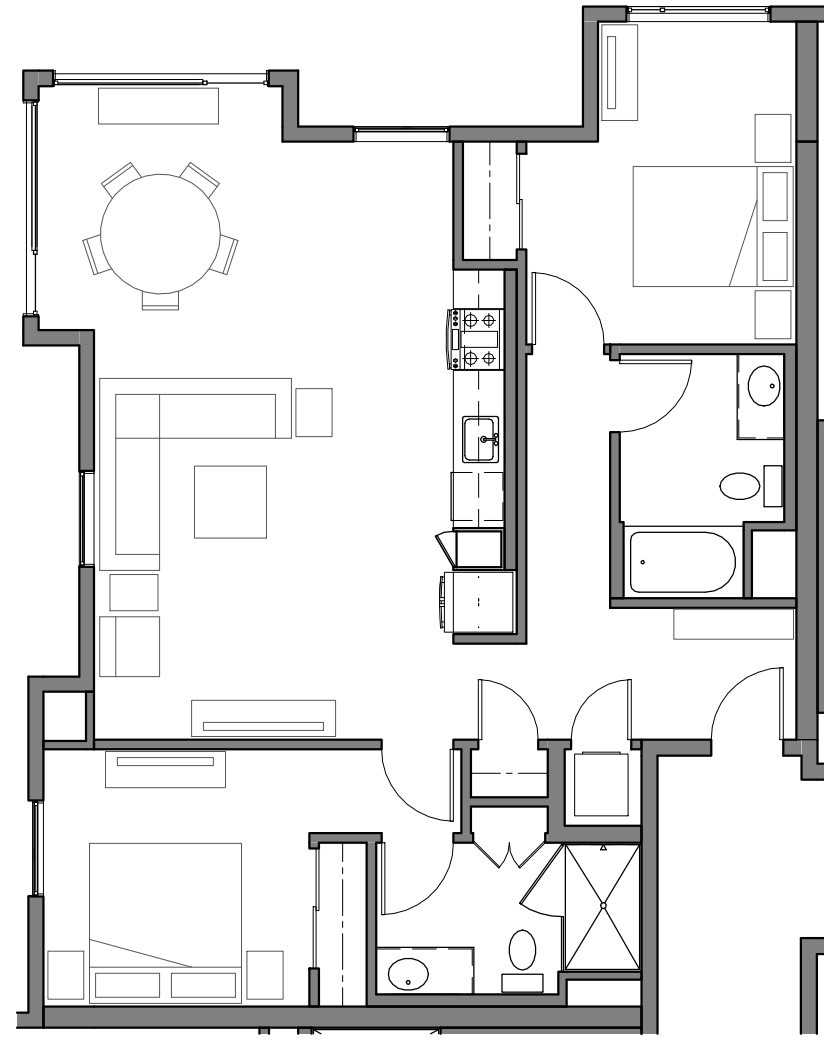
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A4.0 **NORTH - SOUTH SECTION (FACING EAST)**
1/16" = 1'-0"



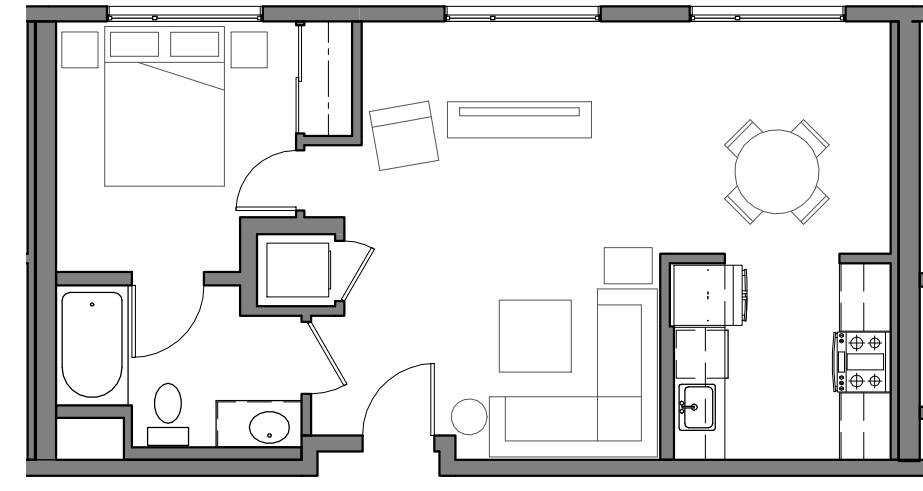
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A5.0 UNIT 3B
1/8" = 1'-0"



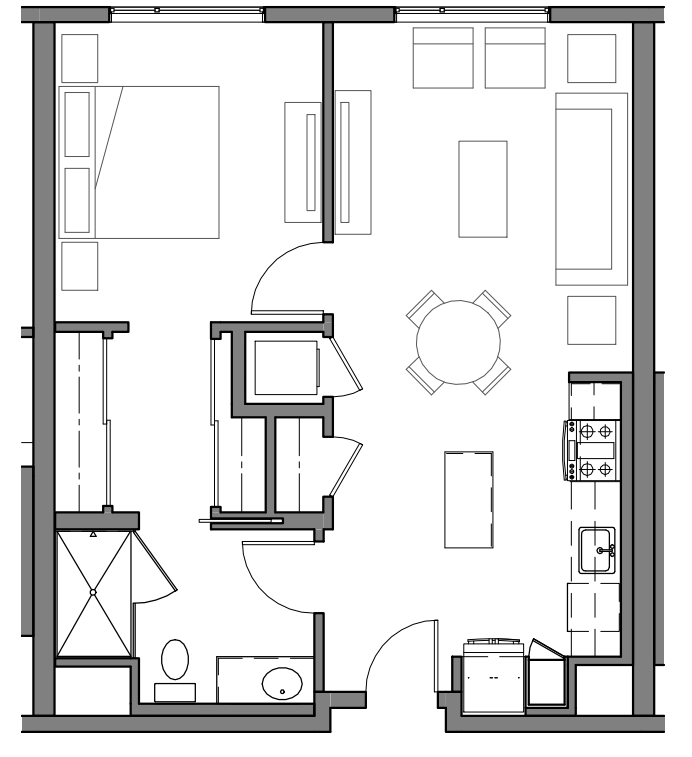
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A5.0 UNIT 2E
1/8" = 1'-0"



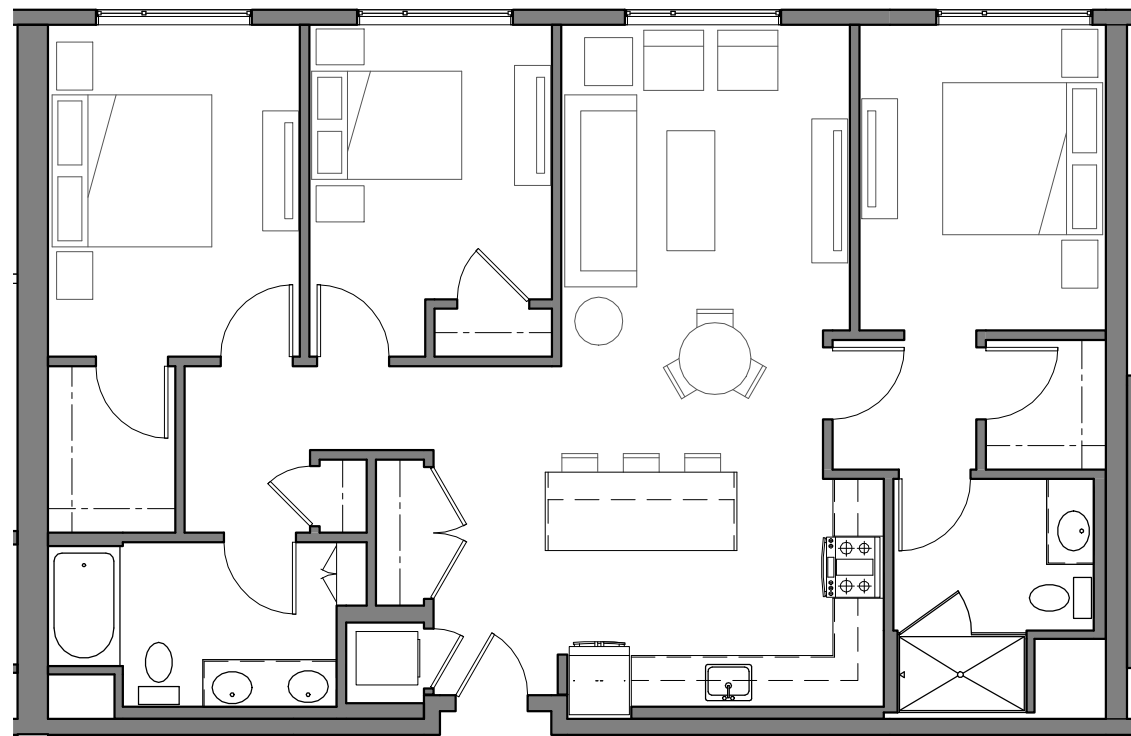
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A5.0 UNIT 2B
1/8" = 1'-0"



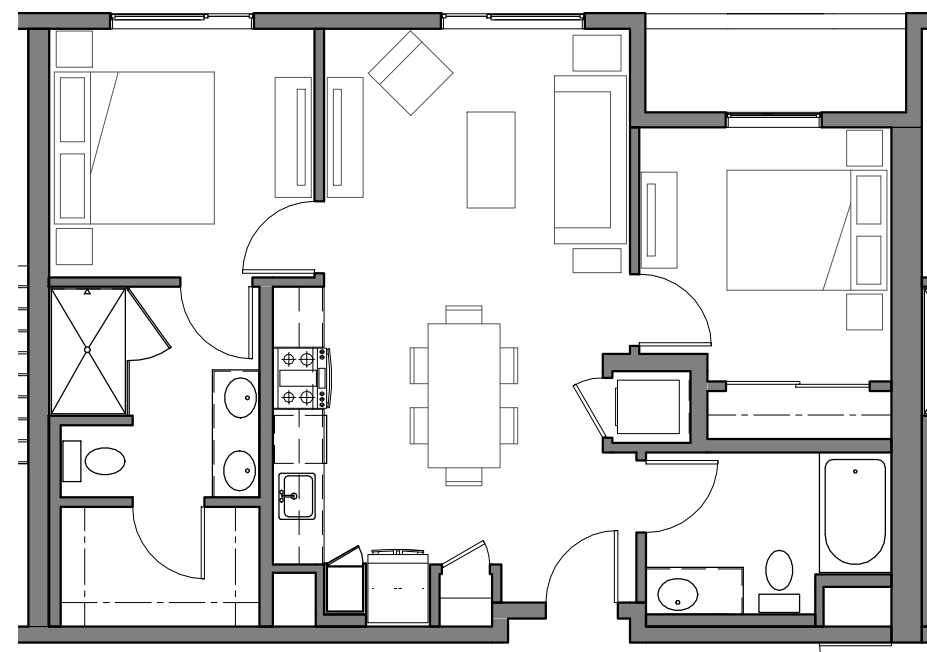
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A5.0 UNIT 1D
1/8" = 1'-0"



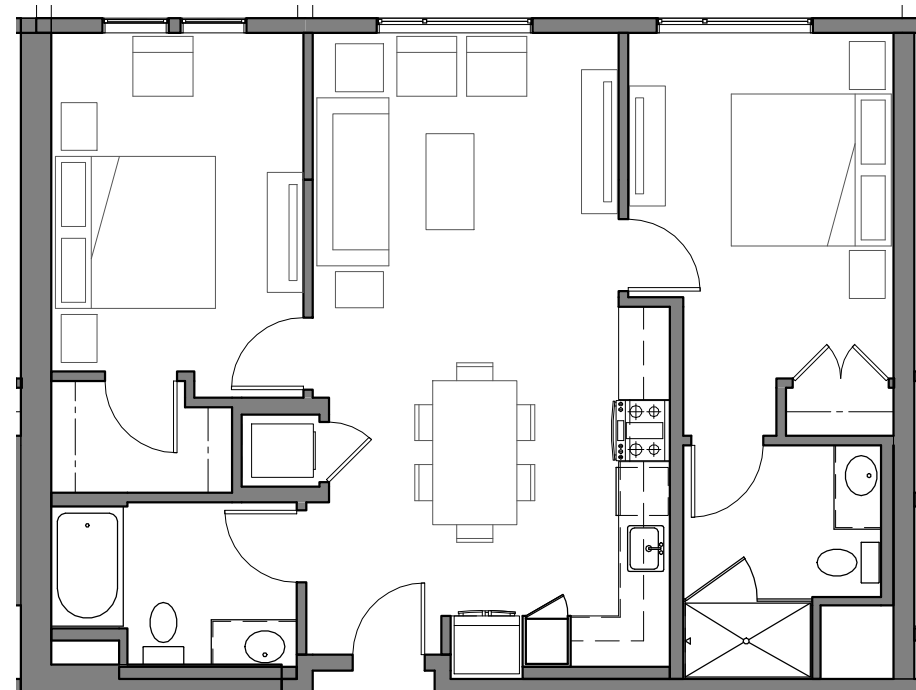
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A5.0 UNIT 1A
1/8" = 1'-0"



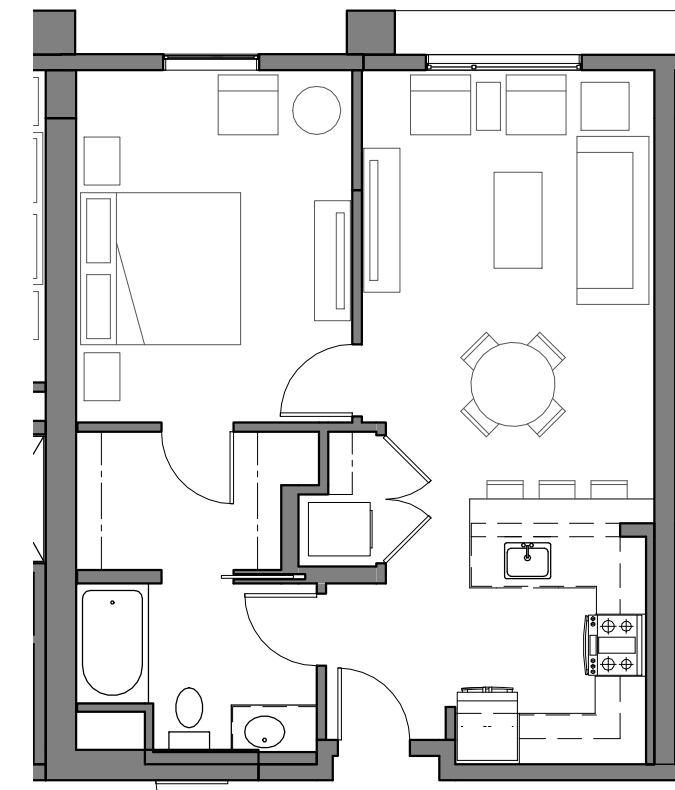
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A5.0 UNIT 3A
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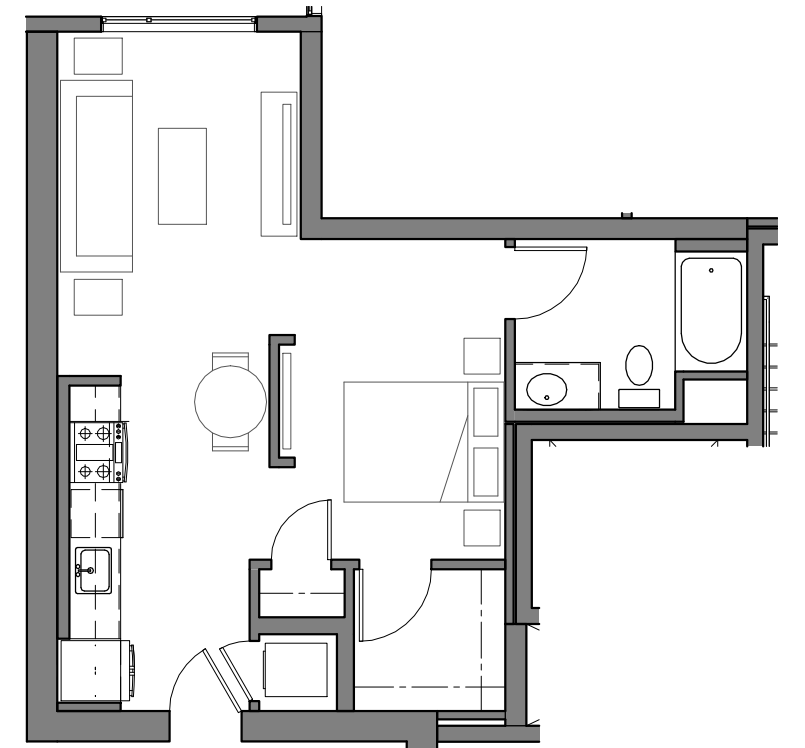
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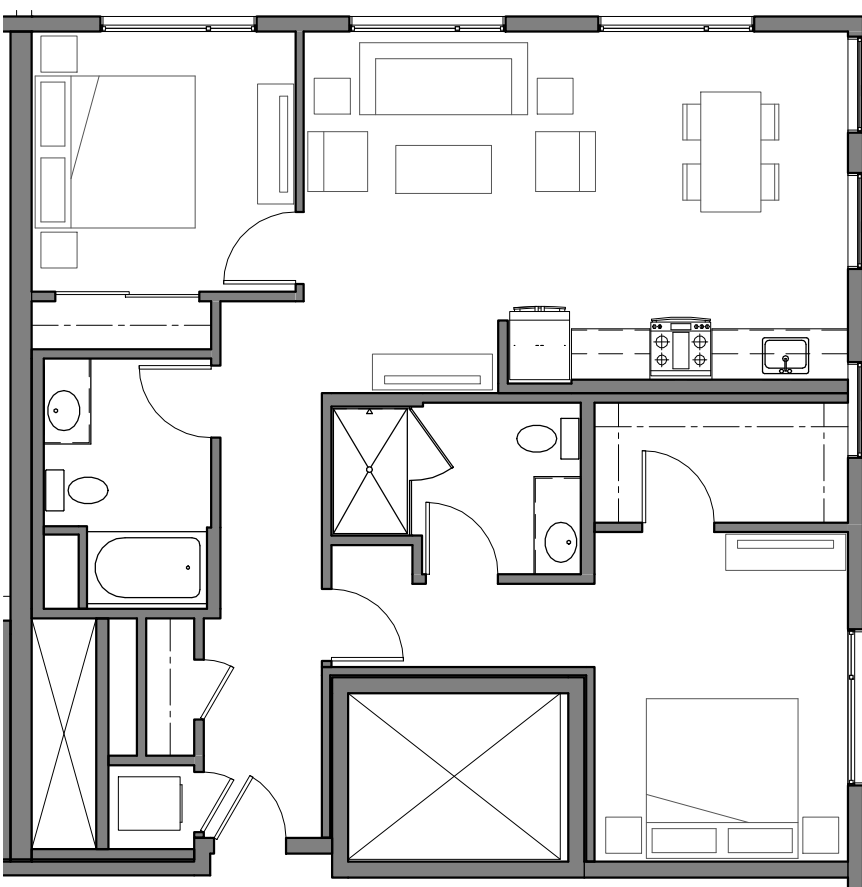
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A5.0 UNIT 2A-2
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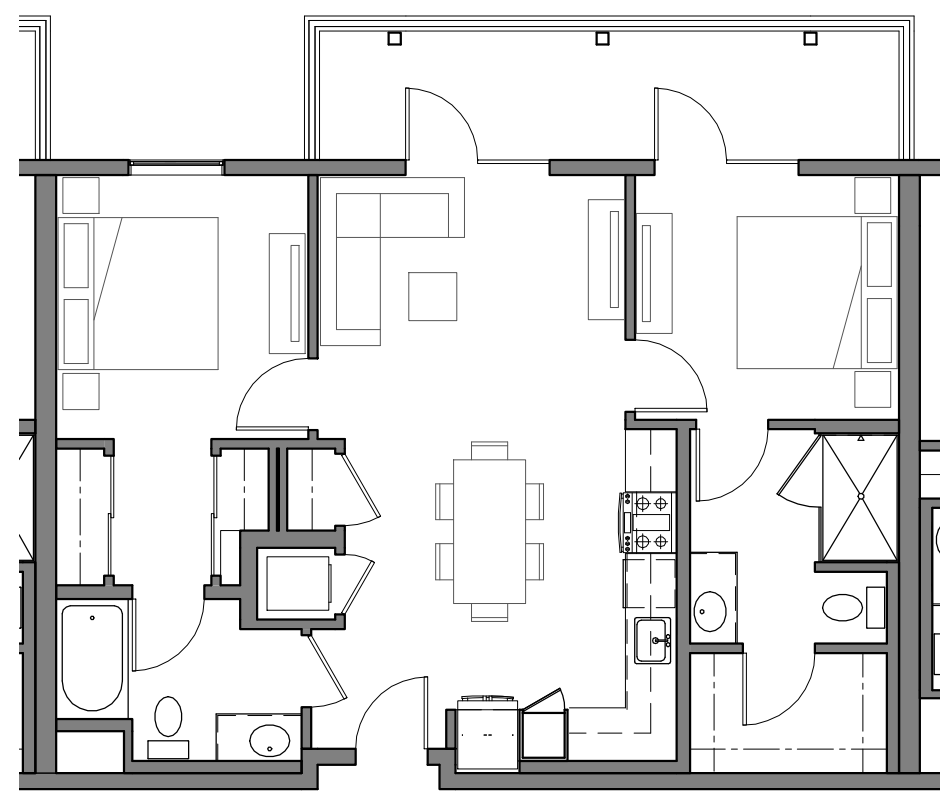
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A5.0 UNIT 1C
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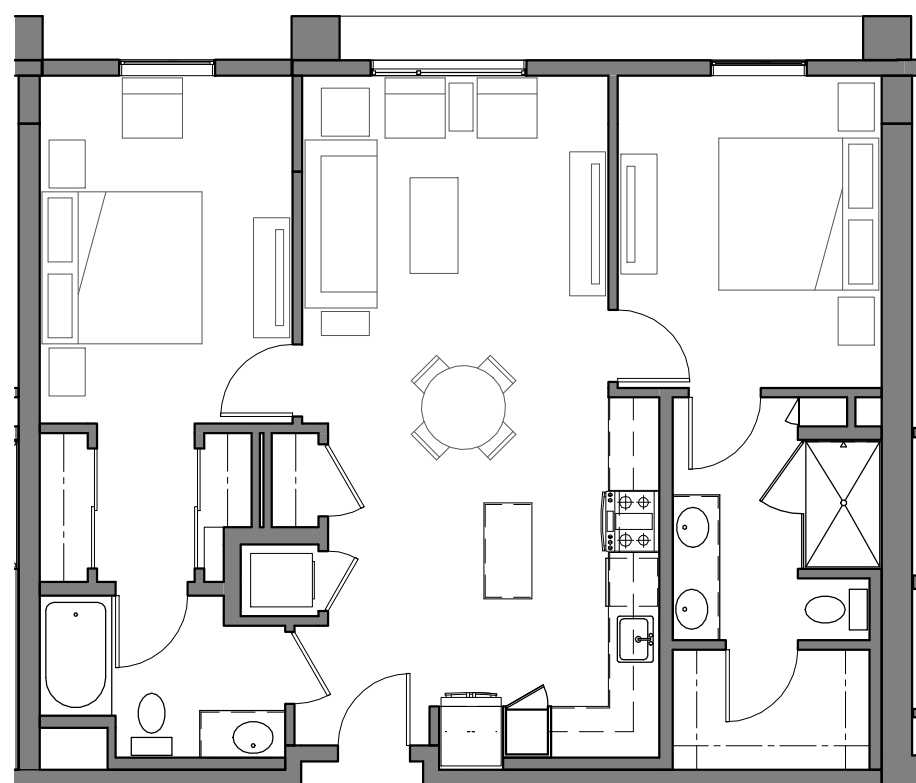
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A5.0 UNIT ST/JR-2
1/8" = 1'-0"



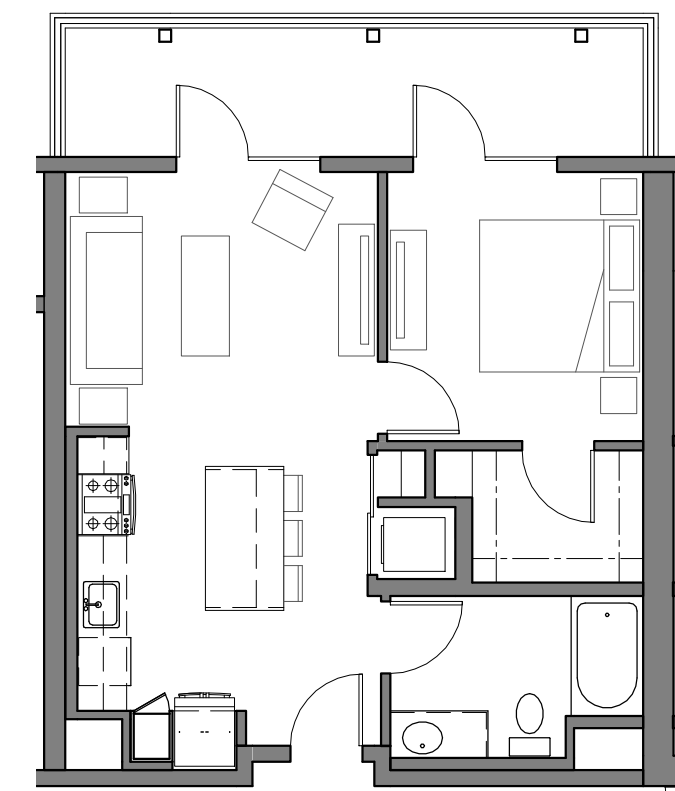
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A5.0 UNIT 2F
1/8" = 1'-0"



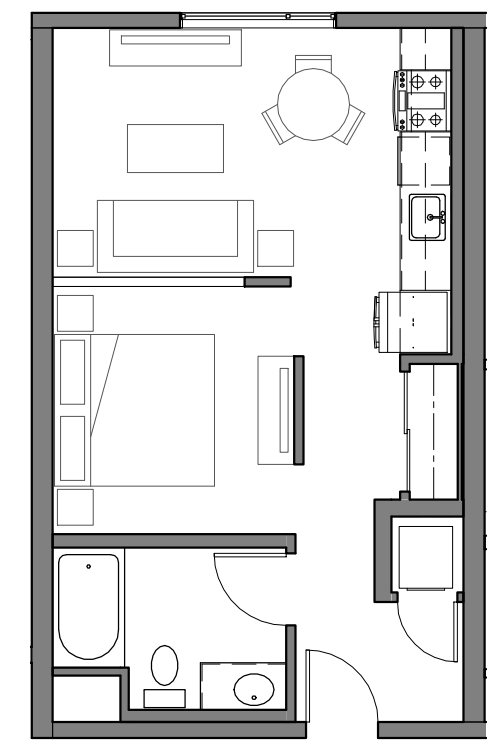
9
A5.0 UNIT 2C
1/8" = 1'-0"



6
A5.0 UNIT 2A-1
1/8" = 1'-0"



4
A5.0 UNIT 1B
1/8" = 1'-0"



1
A5.0 UNIT ST/JR-1
1/8" = 1'-0"