

FLORIN WEST

1301-1331 FLORIN ROAD

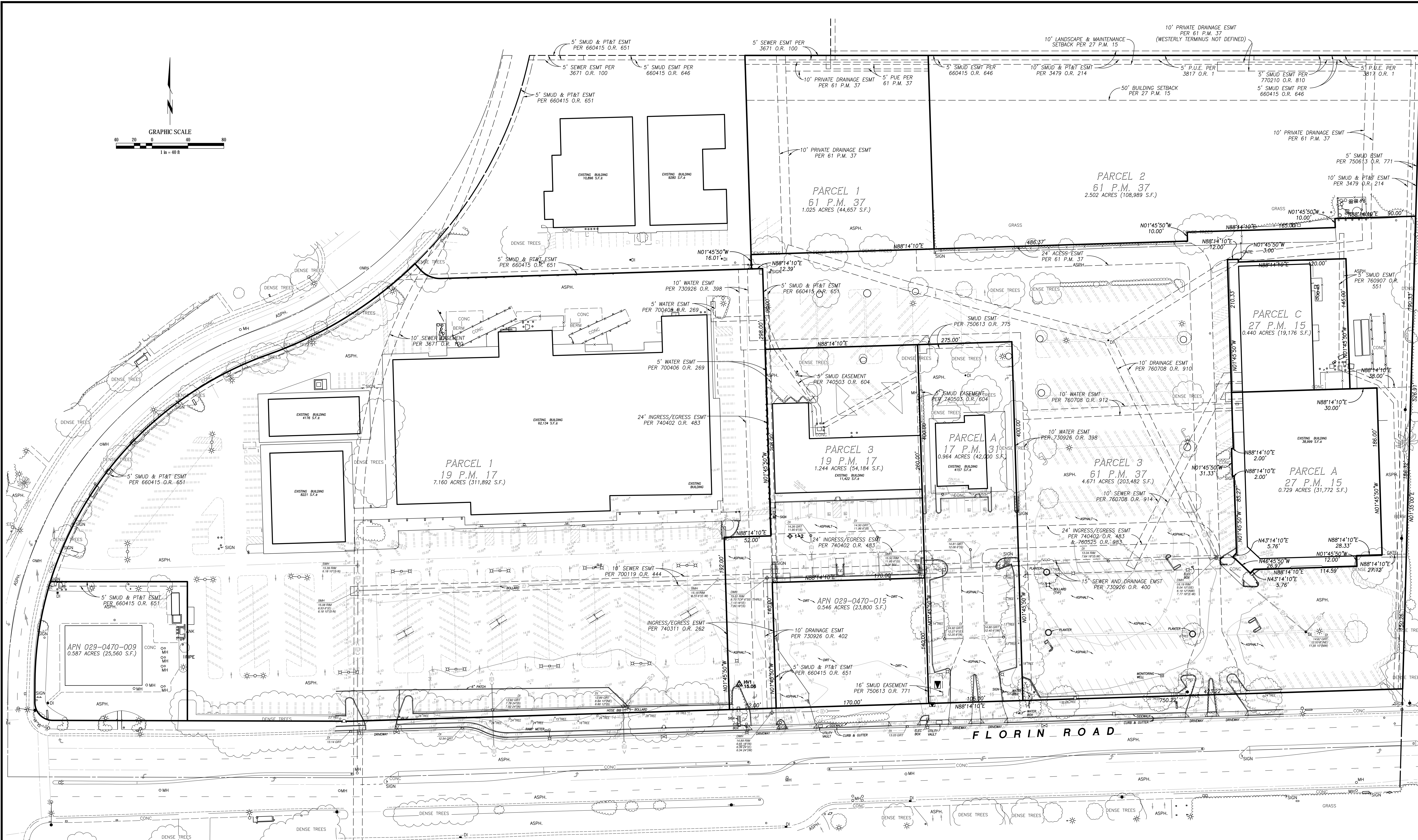
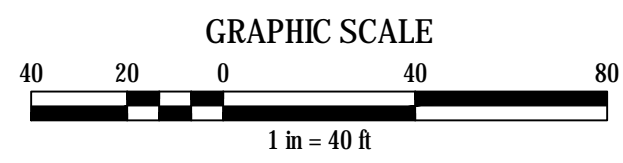
SACRAMENTO, CALIFORNIA



PLANNING ENTITLEMENT RESUBMITTAL

FEBRUARY 2017

VICINITY MAP	PROJECT TEAM	PROJECT SUMMARY	SHEET INDEX
	<p>DEVELOPER MO CAPITAL 1140 DEANNA DRIVE MENLO PARK, CALIFORNIA 94025 TODD OLIVER, 415-517-3809 MICHAEL MAFFIA, 415-445-5144</p> <p>ARCHITECT MCG ARCHITECTURE 250 SUTTER STREET, SUITE 500 SAN FRANCISCO, CALIFORNIA 94108 DAVID BLAIR, 415-974-6002</p> <p>CIVIL ENGINEER MORTON & PITALO, INC. 75 IRON PONT CIRCLE, SUITE 120 FOLSOM, CALIFORNIA 95630 EDWIN YU, 916-496-8787</p> <p>LANDSCAPE ARCHITECT GATES + ASSOCIATES 2671 CROW CANYON ROAD SAN RAMON, CALIFORNIA 94583 DAVID GATES, 925-736-8176</p>	<p>STREET ADDRESS 1301-1331 FLORIN ROAD</p> <p>ZONING COMMERCIAL (C-2)</p> <p>ASSESSOR'S PARCEL NUMBERS 029-0470-010 029-0470-013 029-0470-014 029-0470-015 029-0470-018 029-0470-019 029-0470-020</p> <p>SITE AREA: ±686,315 SF (±15.75 ACRES)</p> <p>BUILDING AREA: TOTAL EXISTING BUILDING: ±129,109 SF PROPOSED PAD-A: ±4,500 SF PROPOSED PAD-B: ±9,200 SF PROPOSED SHOPS: ±9,700 SF TOTAL PROPOSED: ±23,400 SF TOTAL BUILDING AREA: ±152,509 SF COVERAGE: 22.2%</p> <p>PARKING TOTAL EXISTING STALLS 773 TOTAL PROPOSED STALLS 770 PARKING RATIO 5/1,000</p>	<p>TITLE SHEET</p> <p>C1 TOPOGRAPHIC SURVEY C2 ENLARGED TOPOGRAPHIC SURVEY C3 ENLARGED TOPOGRAPHIC SURVEY C4 PRELIMINARY GRADING AND DRAINAGE PLAN: PAD A, SHOPS A C5 PRELIMINARY GRADING AND DRAINAGE PLAN: PAD B C6 PRELIMINARY UTILITY PLAN: PAD A, SHOPS A C7 PRELIMINARY UTILITY PLAN: PAD B</p> <p>A1 OVERALL SITE PLAN A2 ENLARGED SITE/FLOOR PLAN: PAD A, SHOPS A A3 ENLARGED SITE/FLOOR PLAN: PAD B A4 PAD A EXTERIOR ELEVATIONS A5 PAD B EXTERIOR ELEVATIONS A6 SHOPS A EXTERIOR ELEVATIONS A7 MAJOR EXTERIOR ELEVATIONS A8 MAJOR SHOPS EAST-WEST ELEVATIONS A9 LICHINES & SHOPS ELEVATIONS A10 O'REILLY & SHOPS ELEVATIONS A11 PYLON/MONUMENT SIGNS AND TRASH ENCLOSURES</p> <p>L1 ENLARGED LANDSCAPE PLAN L2 PLANT PALETTE L3 PLANT PALETTE L4 SHADOW DIAGRAM L5 CHARACTER IMAGES</p>



- LEGEND**
- POWER OR TELEPHONE POLE W/GUY
 - AREA LIGHT OR POLE LIGHT
 - STREET LIGHT (ELECTROLIER)
 - TRAFFIC SIGNAL
 - TRANSFORMER
 - MANHOLE
 - CLEANOUT
 - CURB INLET
 - DRAIN INLET
 - FIRE HYDRANT
 - FIRE DEPARTMENT CONNECTION
 - WATER METER
 - WATER VALVE
 - BACKFLOW PREVENTOR
 - DOUBLE DETECTOR CHECK VALVE
 - BLOW OFF VALVE
 - POST INDICATOR VALVE
 - DIMENSION POINT
 - MONUMENT FOUND AS NOTED
 - ROAD SIGN
 - UNDERGROUND SEWER PIPE
 - UNDERGROUND STORM DRAIN PIPE
 - UNDERGROUND WATER PIPE

- # — EDGE OF PAVEMENT
- AC — ASPHALTIC CONCRETE
- BEG — BEGINNING
- BLDG — BUILDING
- BSL — BUILDING SETBACK LINE
- CMP — CORRUGATED METAL PIPE
- CONC — CONCRETE
- DI — DRAIN INLET
- DMH — DRAIN MANHOLE
- ELEC — ELECTRIC
- EP — EDGE OF PAVEMENT
- ESMT — EASEMENT
- FF — FINISHED FLOOR
- FL — FLOW LINE
- FNC — FENCE
- FM — FOUND
- GM — GAS METER
- GRF — GRATE
- GV — GAS VALVE
- ICV — IRRIGATION CONTROL VALVE
- INV — INVERT

- I. P. — IRON PIPE
- JP — JOINT POLE
- L. E. — LANDSCAPE EASEMENT
- OHE — OVERHEAD ELECTRIC
- OHT&E — OVERHEAD ELECTRIC & TELEPHONE
- PP — POWER POLE
- PT&T — PACIFIC TELEPHONE & TELEGRAPH
- P. U. E. — PUBLIC UTILITY EASEMENT
- RET — RETAINING
- R/W — RIGHT OF WAY
- SLB — STREET LIGHT BOX
- SMH — SEWER MANHOLE
- TBC — TOP BACK OF CURB
- T. E. — TRASH ENCLOSURE
- TELE — TELEPHONE
- TMH — TELEPHONE MANHOLE
- TP — TELEPHONE POLE
- TSB — TRAFFIC SIGNAL BOX
- UG — UNDERGROUND
- UTIL — UTILITY
- WD — WOOD

BENCHMARK

CITY B.M. 337-A1D EL=13.454
 HILTI NAIL LIGHT BASE SW CORNER SOUTH LAND PARK DRIVE AND 13TH ST.

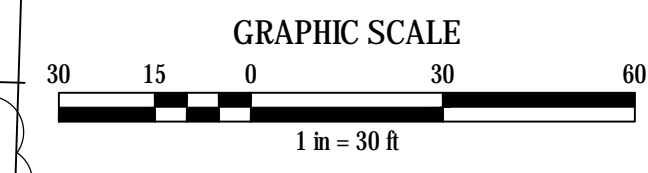
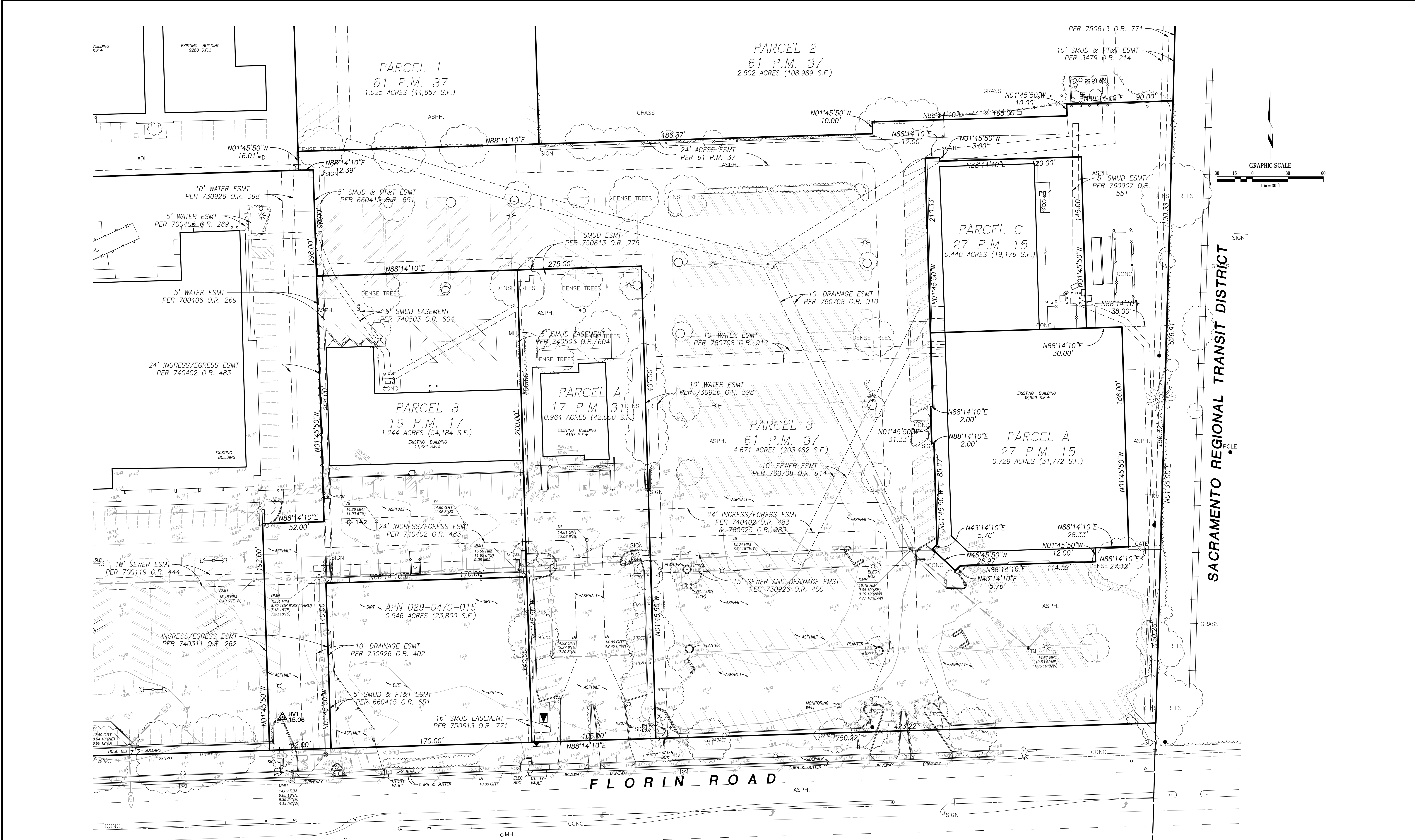
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HORIZ. 1" = 40'	DRAWN:	MJC
VERT. 1" = N/A	CHECKED:	CJG

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TOPOGRAPHIC SURVEY
1301 - 1331 FLORIN ROAD
 PARCEL A, 17 P.M. 31, PAGE 3, 19 P.M. 17
 & PARCEL 3, 61 P.M. 37
 CITY OF SACRAMENTO, CALIFORNIA

DATE: FEBRUARY 2017
 SHEET: 1
 OF: 7



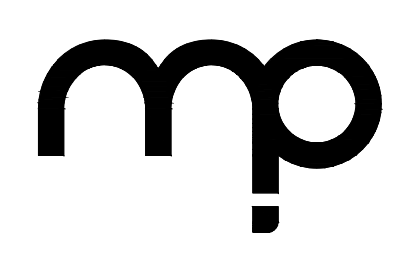
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HILT NAIL LIGHT BASE SW CORNER SOUTH LAND PARK DRIVE AND 13TH ST.

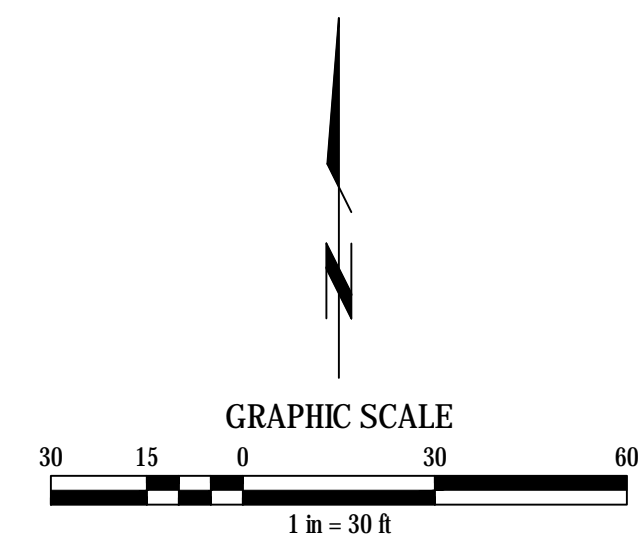
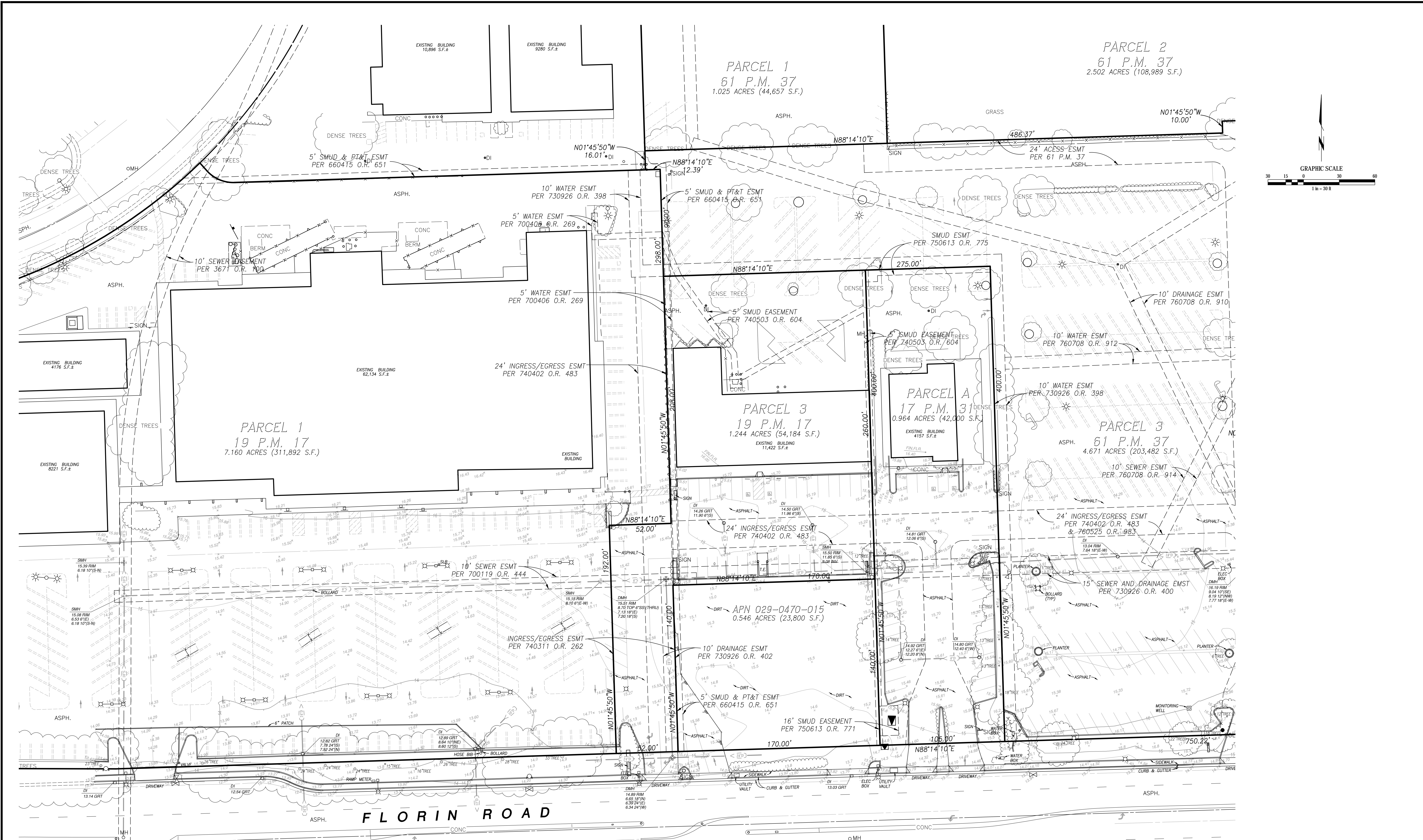
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VERT. 1" = NA	CHECKED:	CJG



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CITY OF SACRAMENTO, CALIFORNIA

DATE	FEBRUARY 2017
SHEET	2
OF	7



LEGEND

⊕	POWER OR TELEPHONE POLE W/GUY	AC	EDGE OF ASPHALTIC CONCRETE	I. P.	IRON PIPE
⊙	AREA LIGHT OR POLE LIGHT	BEG	BEGINNING	JP	JOINT POLE
⊖	STREET LIGHT (ELECTROLIER)	BLDG	BUILDING	L. E.	LANDSCAPE EASEMENT
⊕	TRAFFIC SIGNAL	BLS	BUILDING SETBACK LINE	OHE	OVERHEAD ELECTRIC
⊕	TRANSFORMER	CMP	CORRUGATED METAL PIPE	OHT&E	OVERHEAD ELECTRIC & TELEPHONE
⊕	MANHOLE	CONC	CONCRETE	PP	POWER POLE
⊕	CLEANOUT	DI	DRAIN INLET	PT&T	PACIFIC TELEPHONE & TELEGRAPH
⊕	CURB INLET	DMH	DRAIN MANHOLE	P. U. E.	PUBLIC UTILITY EASEMENT
⊕	DRAIN INLET	ELEC	ELECTRIC	RET	RETAINING
⊕	FIRE HYDRANT	EP	EDGE OF PAVEMENT	R/W	RIGHT OF WAY
⊕	FIRE DEPARTMENT CONNECTION	ESMT	EASEMENT	SLB	STREET LIGHT BOX
⊕	WATER METER	FF	FINISHED FLOOR	SMH	SEWER MANHOLE
⊕	WATER VALVE	FL	FLOW LINE	TBC	TOP BACK OF CURB
⊕	BACKFLOW PREVENTOR	FNC	FENCE	T. E.	TRASH ENCLOSURE
⊕	DOUBLE DETECTOR CHECK VALVE	FND	FOUND	TELE	TELEPHONE
⊕	BLOW OFF VALVE	GM	GAS METER	TMH	TELEPHONE MANHOLE
⊕	POST INDICATOR VALVE	GR	GRATE	TP	TELEPHONE POLE
⊕	DIMENSION POINT	GV	GAS VALVE	TSB	TRAFFIC SIGNAL BOX
⊕	MONUMENT FOUND AS NOTED	ICV	IRRIGATION CONTROL VALVE	UG	UNDERGROUND
⊕	ROAD SIGN	INV	INVERT	UTIL	UTILITY
⊕	UNDERGROUND SEWER PIPE			WD	WOOD
⊕	UNDERGROUND STORM DRAIN PIPE				
⊕	UNDERGROUND WATER PIPE				

BENCHMARK
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 HILTI NAIL LIGHT BASE SW CORNER SOUTH LAND PARK DRIVE AND 13TH ST.

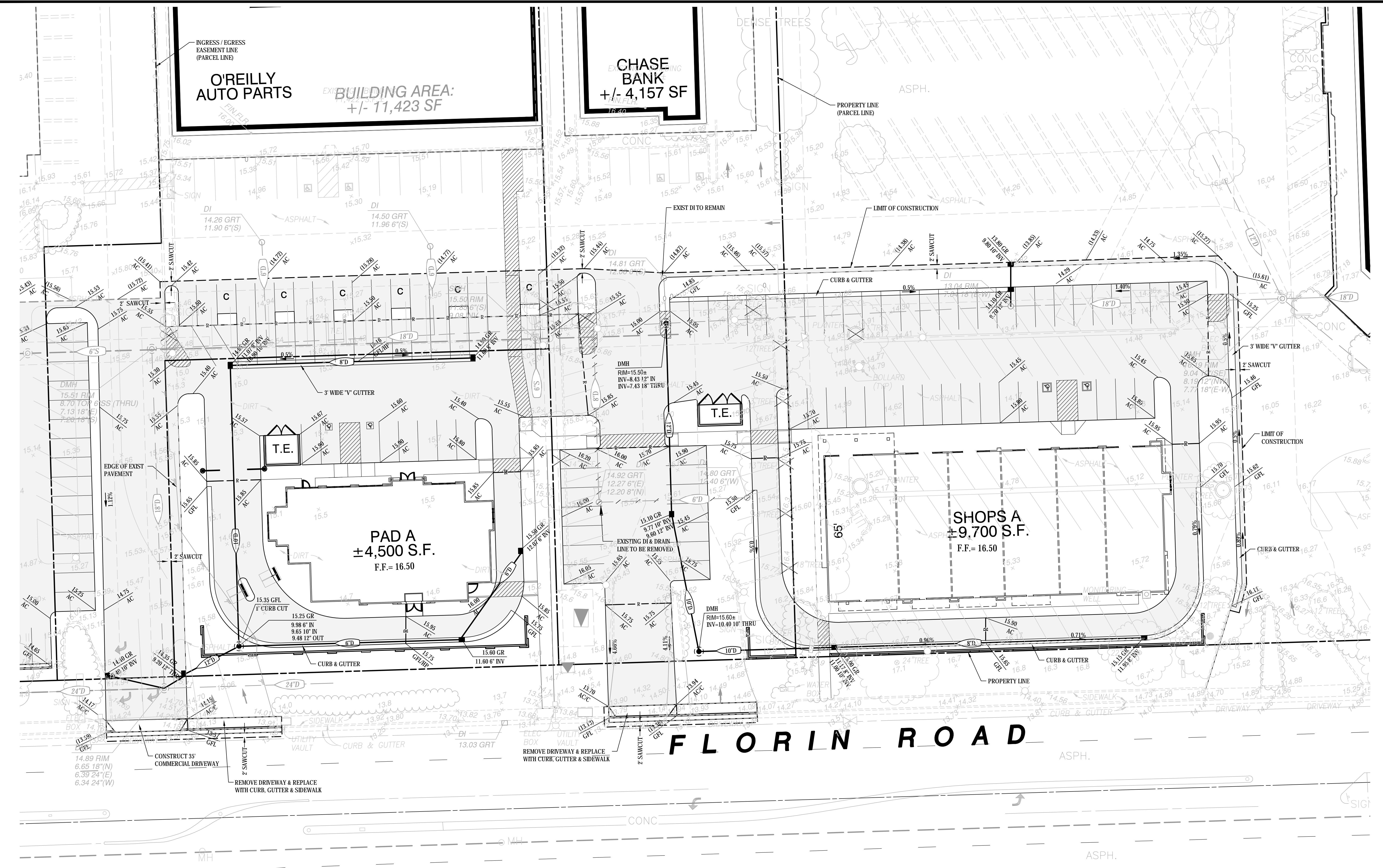
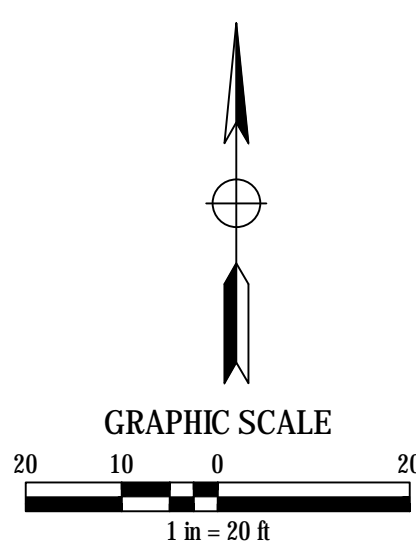
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VERT. 1" = N/A	CHECKED:	CJG

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 CITY OF SACRAMENTO, CALIFORNIA

DATE: FEBRUARY 2017
 SHEET: 3
 OF: 7



NOT FOR CONSTRUCTION

FLORIN CENTER WEST

LEGEND:

- ⊗ EXISTING TREES / SHRUB TO BE REMOVED
- - - SAWCUT LINE

NOTES:

1. ALL EXISTING PAVEMENT, CURBS, GUTTERS, UNDERGROUND WET & DRY UTILITIES, ELECTRICAL LIGHT POLES, ETC. WITHIN THE PROPOSED CONSTRUCTION LIMITS (SAWCUT LINE) SHALL BE REMOVED IN ACCORDANCE WITH THE CIVIL, LANDSCAPE, MECHANICAL AND PLUMBING AND ELECTRICAL DRAWINGS.
2. PRIOR TO DEMOLITION OR CONSTRUCTION, CONTRACTOR TO FIELD VERIFY DEPTH AND LOCATION OF ALL EXISTING DRY & WET UTILITIES WITHIN THE CONSTRUCTION LIMITS.

16-0023-00 PRELIMINARY PLANS FOR FLORIN CENTER WEST PRELIMINARY GRADING & DRAINAGE PLAN
 DATE: FEB 2017
 SHEET: 4 OF 7
 JOB NO.: 16-0023-00

NO.	DESCRIPTION	APPD. ENGR.	DATE	APPD. E.U.	DATE

SCALE:	BENCH MARK	CITY B.M. 337-AID
HORIZ. 1" = 20'	ELEV.=13.454	
VERT. 1" = NA	HILI NAIL IN LIGHT BASE SW CORNER	
	SOUTH LAND PARK DRIVE AND 13TH ST	

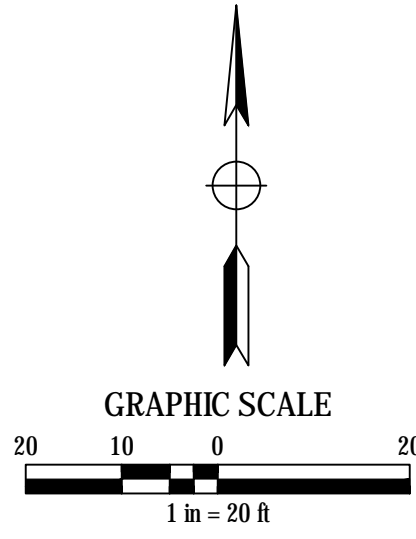
COMPUTED	MJC
DESIGNED	DVG
DRAWN	CEC
PROJ. ENGR.	CDK



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PRELIMINARY PLANS FOR
FLORIN CENTER WEST
 PRELIMINARY GRADING & DRAINAGE PLAN
 SACRAMENTO, CALIFORNIA

DATE	FEB 2017
SHEET	4
OF	7



BUILDING AREA:
+/- 62,162 SF

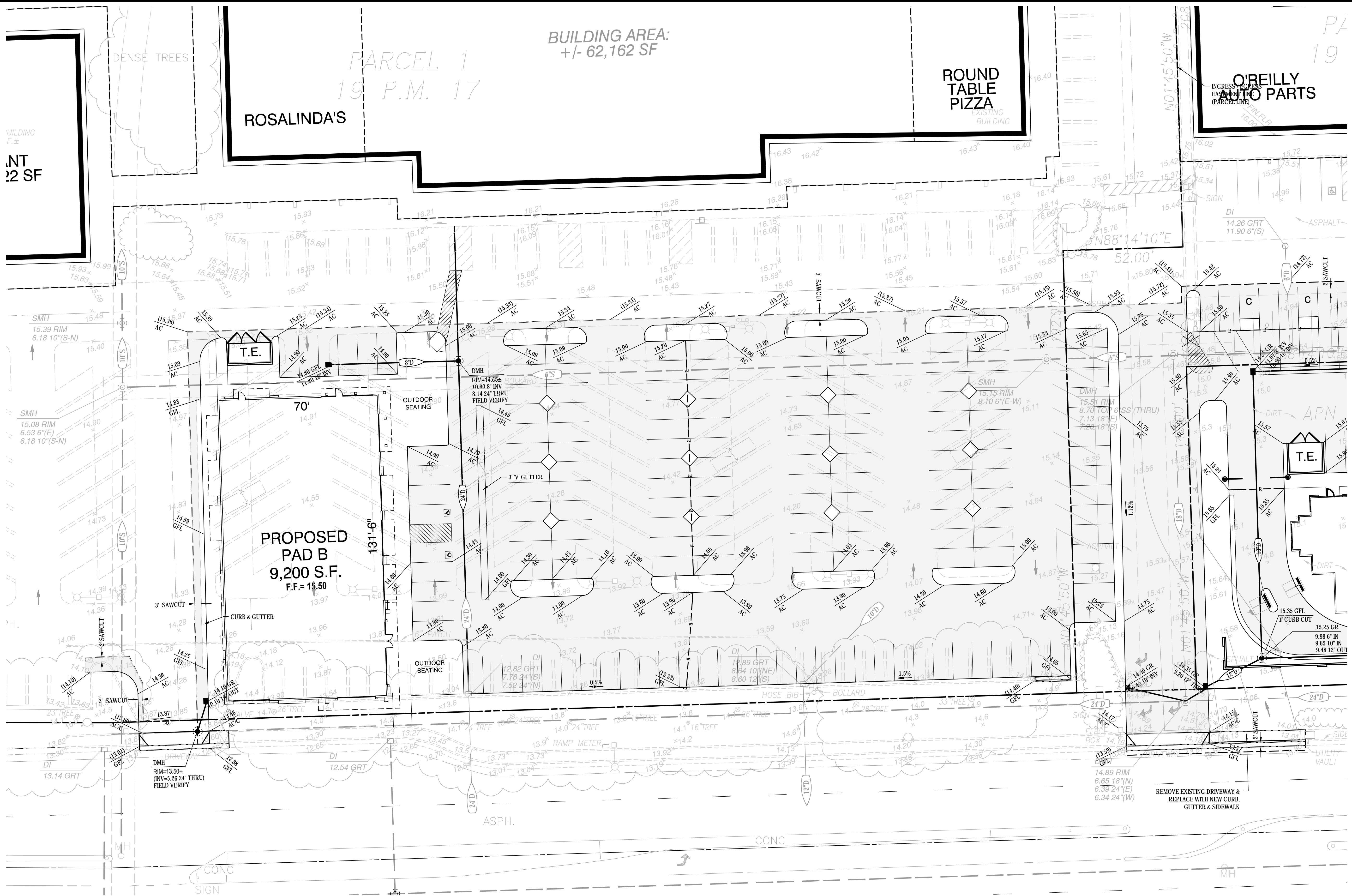
PARCEL 1
19 P.M. 17

ROSALINDA'S

ROUND
TABLE
PIZZA

O'REILLY
AUTO PARTS

BUILDING
F.±
NT
22 SF



PROPOSED
PAD B
9,200 S.F.
F.F. = 14.50

LEGEND:

- ⊗ EXISTING TREES / SHRUB TO BE REMOVED
- - - SAWCUT LINE

NOTES:

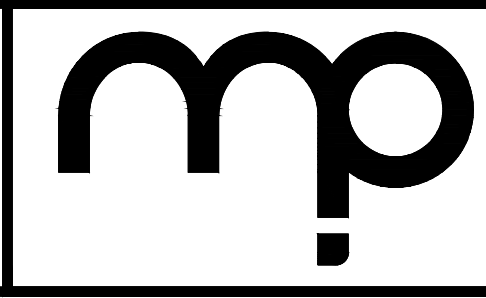
1. ALL EXISTING PAVEMENT, CURBS, GUTTERS, UNDERGROUND WET & DRY UTILITIES, ELECTRICAL LIGHT POLES, ETC. WITHIN THE PROPOSED CONSTRUCTION LIMITS (SAWCUT LINE) SHALL BE REMOVED IN ACCORDANCE WITH THE CIVIL, LANDSCAPE, MECHANICAL AND PLUMBING AND ELECTRICAL DRAWINGS.
2. PRIOR TO DEMOLITION OR CONSTRUCTION, CONTRACTOR TO FIELD VERIFY DEPTH AND LOCATION OF ALL EXISTING DRY & WET UTILITIES WITHIN THE CONSTRUCTION LIMITS.

Dwg. No. 16-0023-00-05 FOR FLORIN CENTER WEST PRELIMINARY GRADING & DRAINAGE PLAN. PLOT DATE: 02/17/2017. PLOT TIME: 11:05:59 AM. CC: MORTON & PITALO, INC.

NO.	DESCRIPTION	APPD. ENGR.	DATE	APPD. E.L.	DATE

SCALE:	BENCH MARK	CITY B.M. 337-AID
HORIZ. 1" = 20'	ELEV = 13.454	
VERT. 1" = N/A	HILT NAIL IN LIGHT BASE SW CORNER SOUTH LAND PARK DRIVE AND 13TH ST	

COMPUTED	MJC
DESIGNED	DVG
DRAWN	CEC
PROJ. ENGR.	CDK



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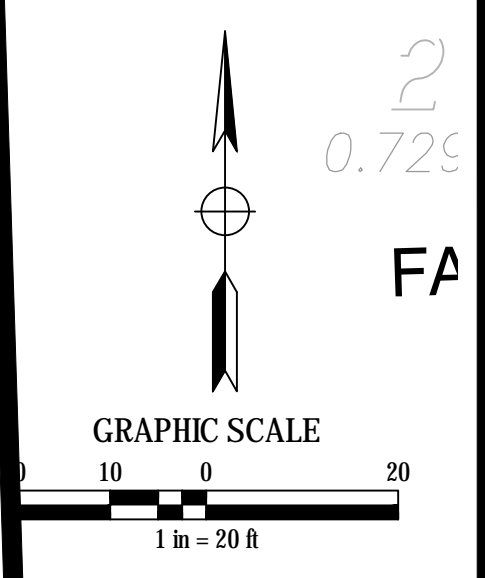
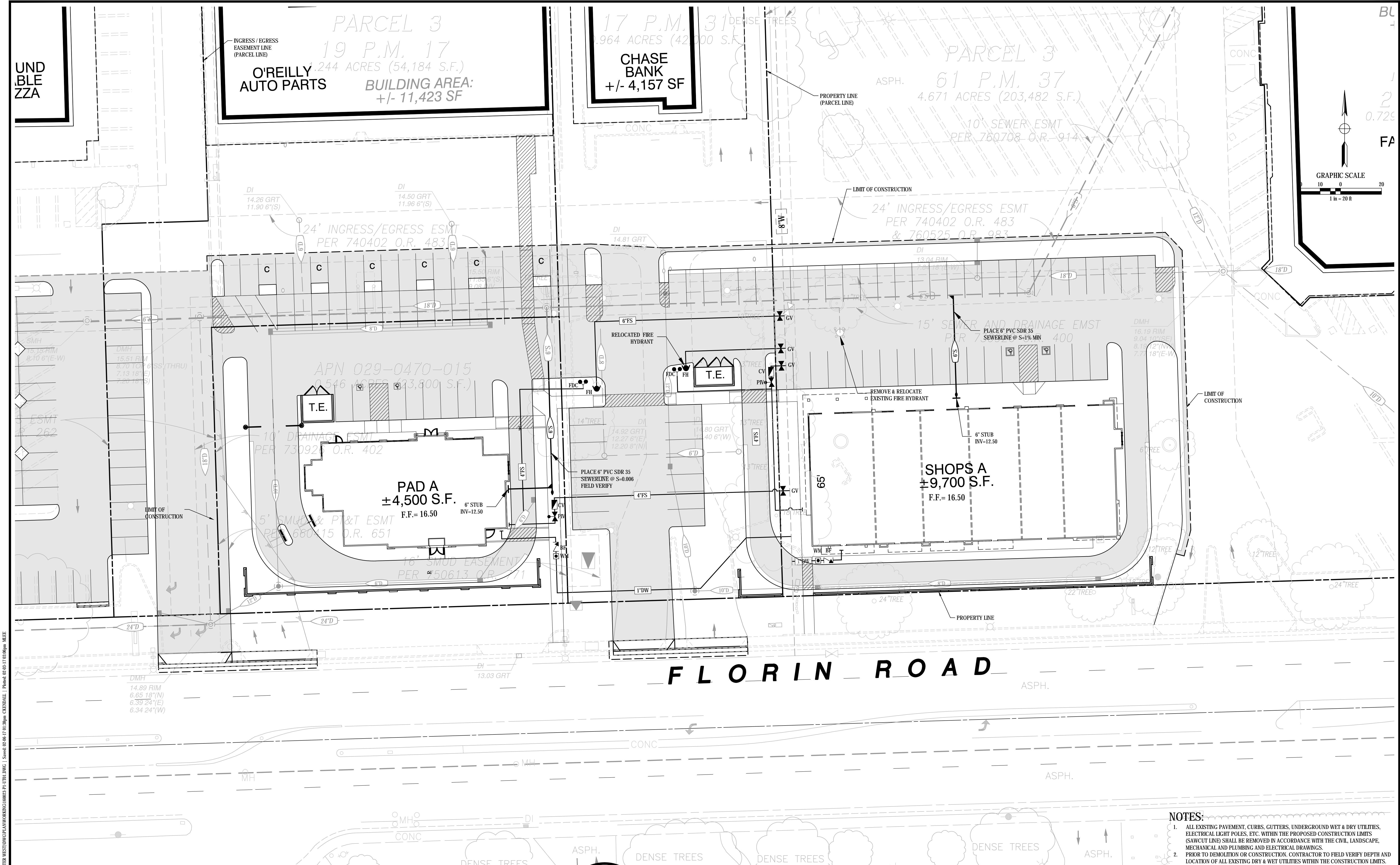
PRELIMINARY PLANS FOR
FLORIN CENTER WEST
 PRELIMINARY GRADING & DRAINAGE PLAN
 SACRAMENTO, CALIFORNIA

DATE	FEB 2017
SHEET	5
OF	7

JOB NO. 16-0023-00

NOT FOR CONSTRUCTION

FLORIN CENTER WEST



- NOTES:**
- ALL EXISTING PAVEMENT, CURBS, GUTTERS, UNDERGROUND WET & DRY UTILITIES, ELECTRICAL LIGHT POLES, ETC. WITHIN THE PROPOSED CONSTRUCTION LIMITS (SAWCUT LINES) SHALL BE REMOVED IN ACCORDANCE WITH THE CIVIL, LANDSCAPE, MECHANICAL AND PLUMBING AND ELECTRICAL DRAWINGS.
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DESIGNED	DVG
DRAWN	CEC
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PRELIMINARY PLANS FOR
FLORIN CENTER WEST
 PRELIMINARY UTILITY PLAN
 SACRAMENTO, CALIFORNIA

DATE	FEB 2017
SHEET	6
OF	7

JOB NO. 16-0023-00

Drawn: 10/15/16 by: JMS; Center: CENTER WEST; Drawing: PRELIMINARY UTILITY PLAN; Date: 10/15/16; Time: 10:00 AM; User: JMS; Plot: 10/15/16; Scale: 1"=20'; Title: PRELIMINARY UTILITY PLAN; Job: 16-0023-00; Sheet: 6 of 7;

NOT FOR CONSTRUCTION

FLORIN CENTER WEST

SITE SUMMARY

PROJECT SITE AREA: +/- 686,306 SF (+/-15.75 AC.)

EXISTING BUILDING AREA: 129,140 SF
 EXISTING BUILDING COVERAGE: 19%
 PROPOSED BUILDING AREA: 152,540 SF
 PROPOSED BUILDING COVERAGE: 22%

TOTAL PARKING PROVIDED: 770 STALLS
 PARKING RATIO: 5/1000

LOT COVERAGE CALCULATIONS

PAD A PARCEL

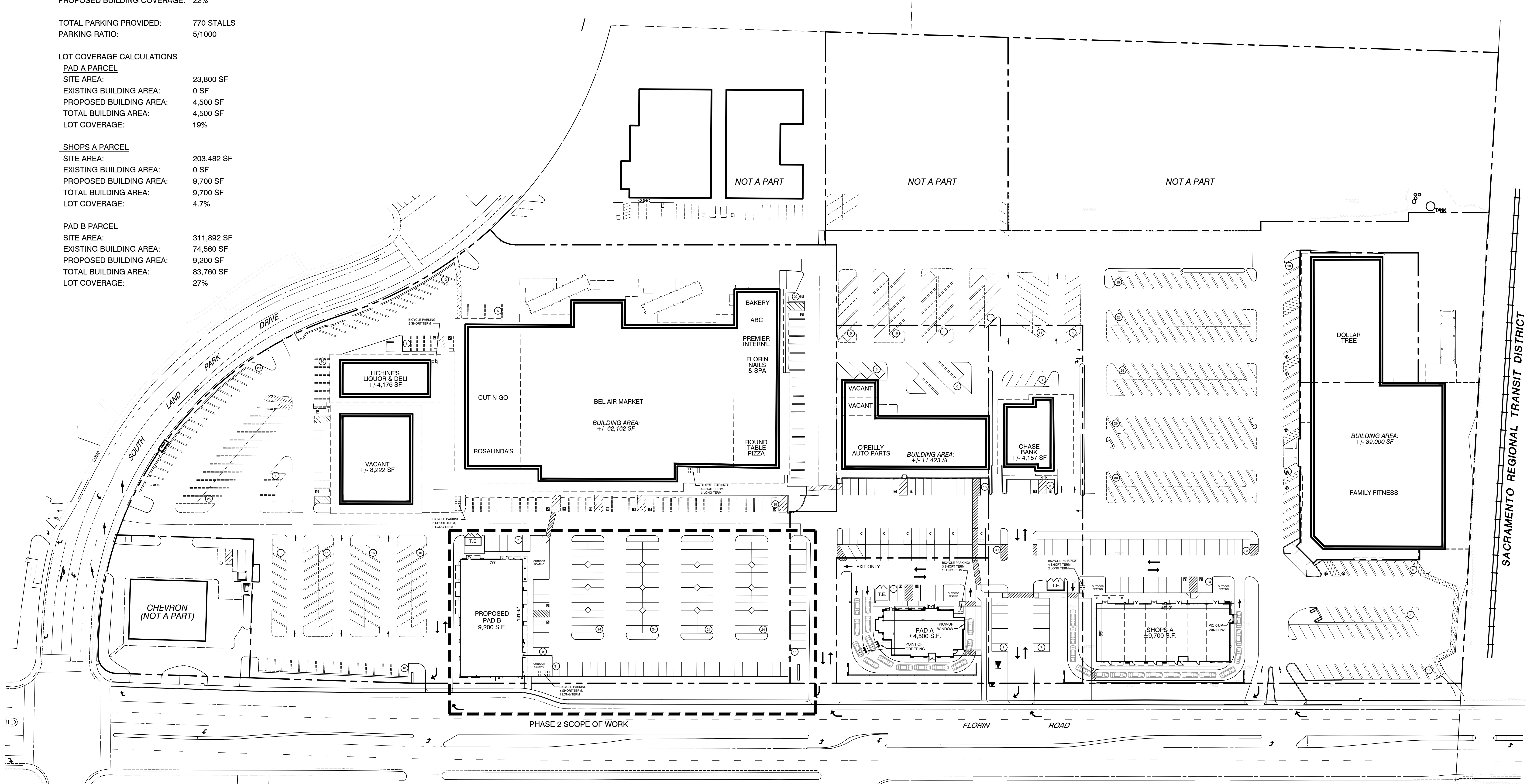
SITE AREA: 23,800 SF
 EXISTING BUILDING AREA: 0 SF
 PROPOSED BUILDING AREA: 4,500 SF
 TOTAL BUILDING AREA: 4,500 SF
 LOT COVERAGE: 19%

SHOPS A PARCEL

SITE AREA: 203,482 SF
 EXISTING BUILDING AREA: 0 SF
 PROPOSED BUILDING AREA: 9,700 SF
 TOTAL BUILDING AREA: 9,700 SF
 LOT COVERAGE: 4.7%

PAD B PARCEL

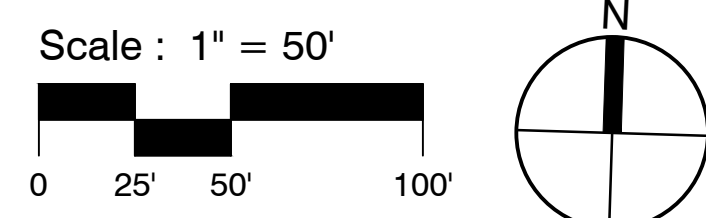
SITE AREA: 311,892 SF
 EXISTING BUILDING AREA: 74,560 SF
 PROPOSED BUILDING AREA: 9,200 SF
 TOTAL BUILDING AREA: 83,760 SF
 LOT COVERAGE: 27%



DATE: FEBRUARY 2017
 MCG JOB #: 15.132.03

DATE	REVISIONS

PROPOSED OVERALL SITE PLAN



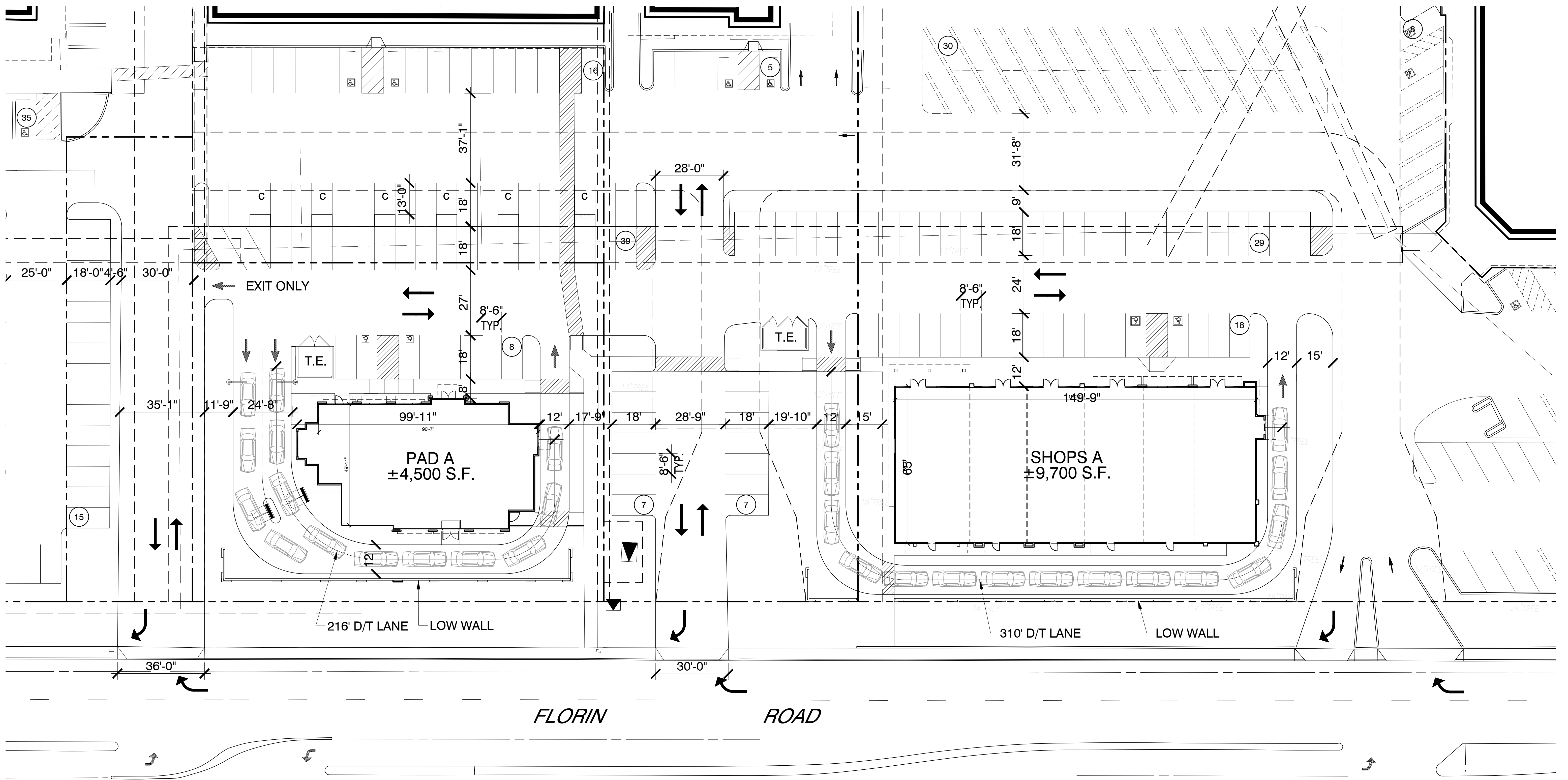
**FLORIN WEST
 SACRAMENTO, CA**

A1

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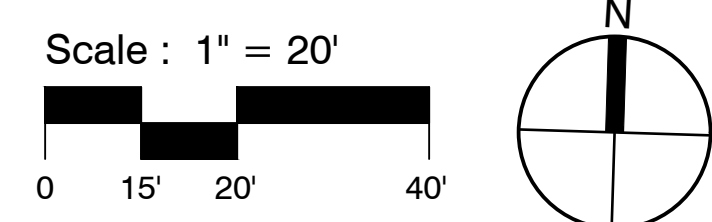


DATE: DECEMBER 27, 2016
 MCG JOB #: 15.132.03

DATE	REVISIONS

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ENLARGED PLAN
 PAD A & SHOPS A



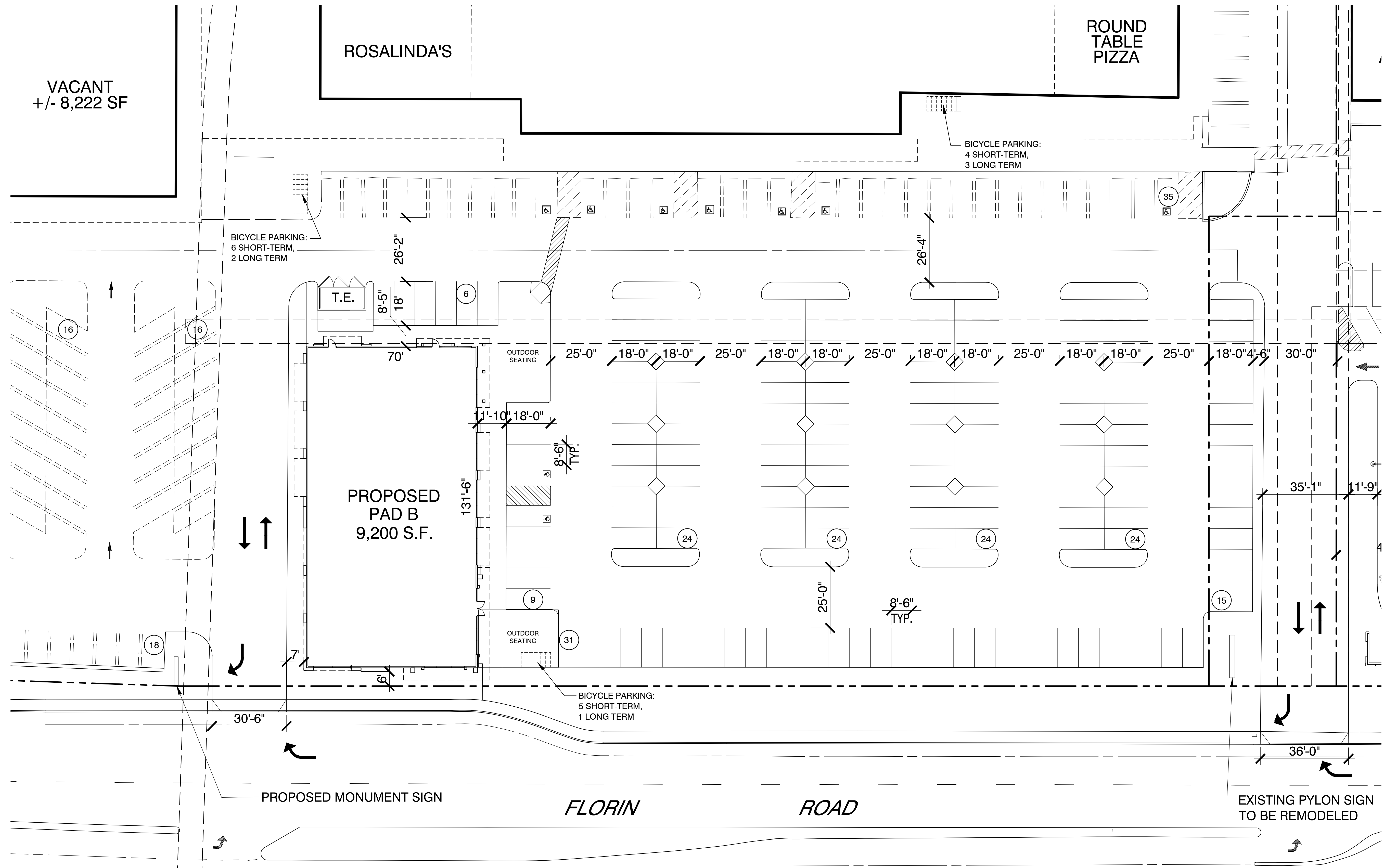
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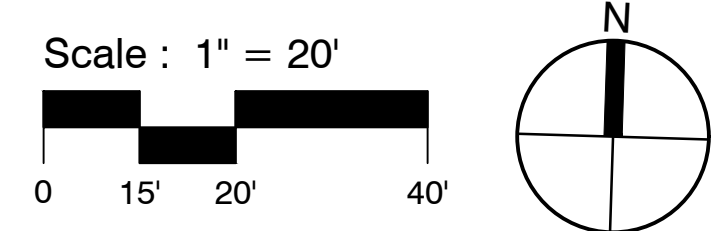


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PHASE 2 ENLARGED PLAN
 PAD B



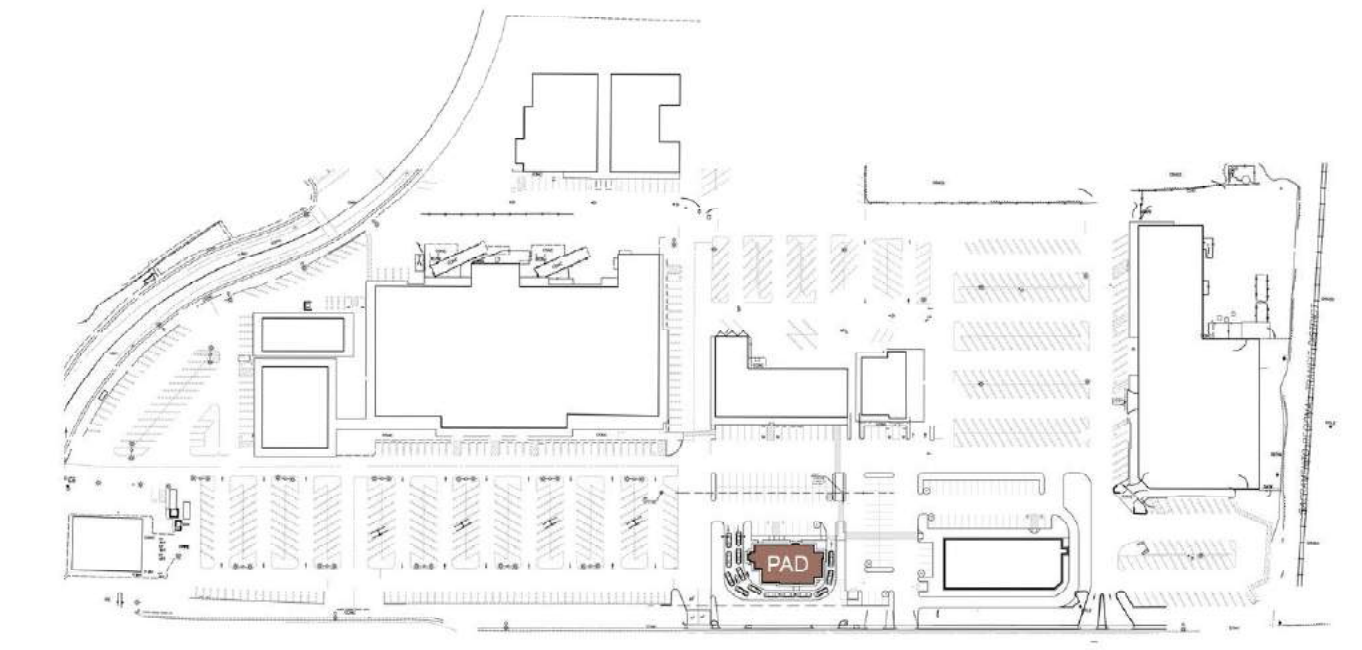
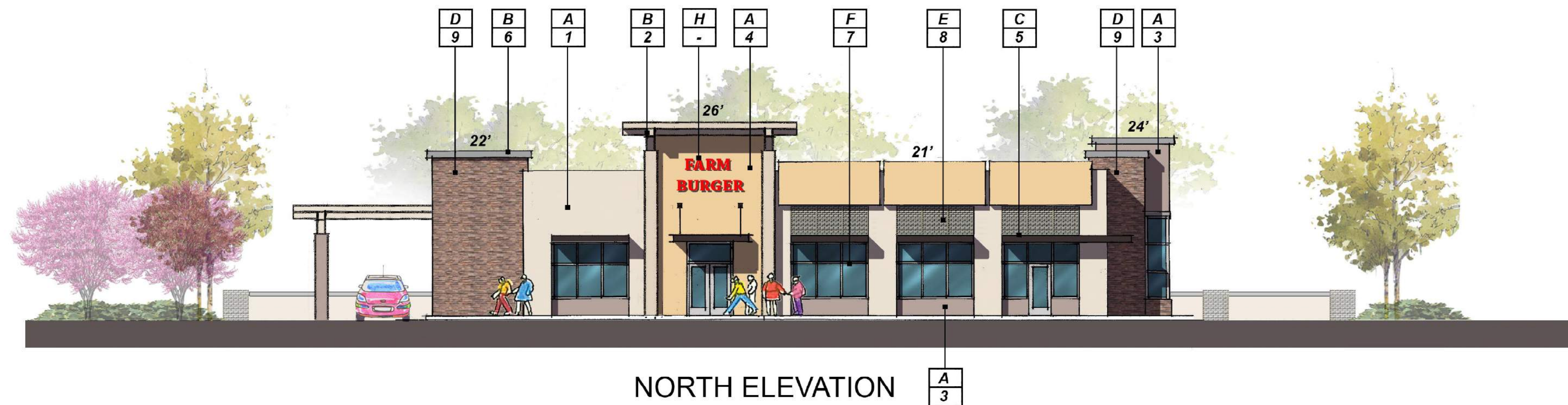
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KEY PLAN

FINISHES:

- A EXTERIOR PLASTER FINISH
- B FOAM TRIM/CORNICE
- C METAL CANOPY
- D STONE VENEER: PRO-LEDGE
- E PERFORATED ALUMINUM PANEL
- F ALUMINUM STOREFRONT WITH CLEAR GLAZING
- G METAL DOOR/FRAME
- H SIGNAGE, BY TENANT
- J PLASTER REVEAL LINES, TYP. COLOR TO MATCH ADJACENT WALL

COLORS & MATERIALS:

- 1 SW7554 "STEAMED MILK" BY: SHERWIN WILLIAMS PAINT
- 2 SW7596 "ONLY NATURAL" BY: SHERWIN WILLIAMS PAINT
- 3 SW6045 "EMERGING TAUPE" BY: SHERWIN WILLIAMS PAINT
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- 5 SW2735 "ROCKWEED" BY: SHERWIN WILLIAMS PAINT
- 6 SW7073 "NETWORK GRAY" BY: SHERWIN WILLIAMS PAINT
- 7 COLOR: CLEAR #14 BY: KAWNEER
- 8 CLEAR ANODIZED ALUMINUM
- 9 COLOR: "BROOKSIDE" BY: CORONADO STONE

DATE: FEBRUARY 2017
MCG JOB #: 15.132.03

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PAD A EXTERIOR ELEVATIONS

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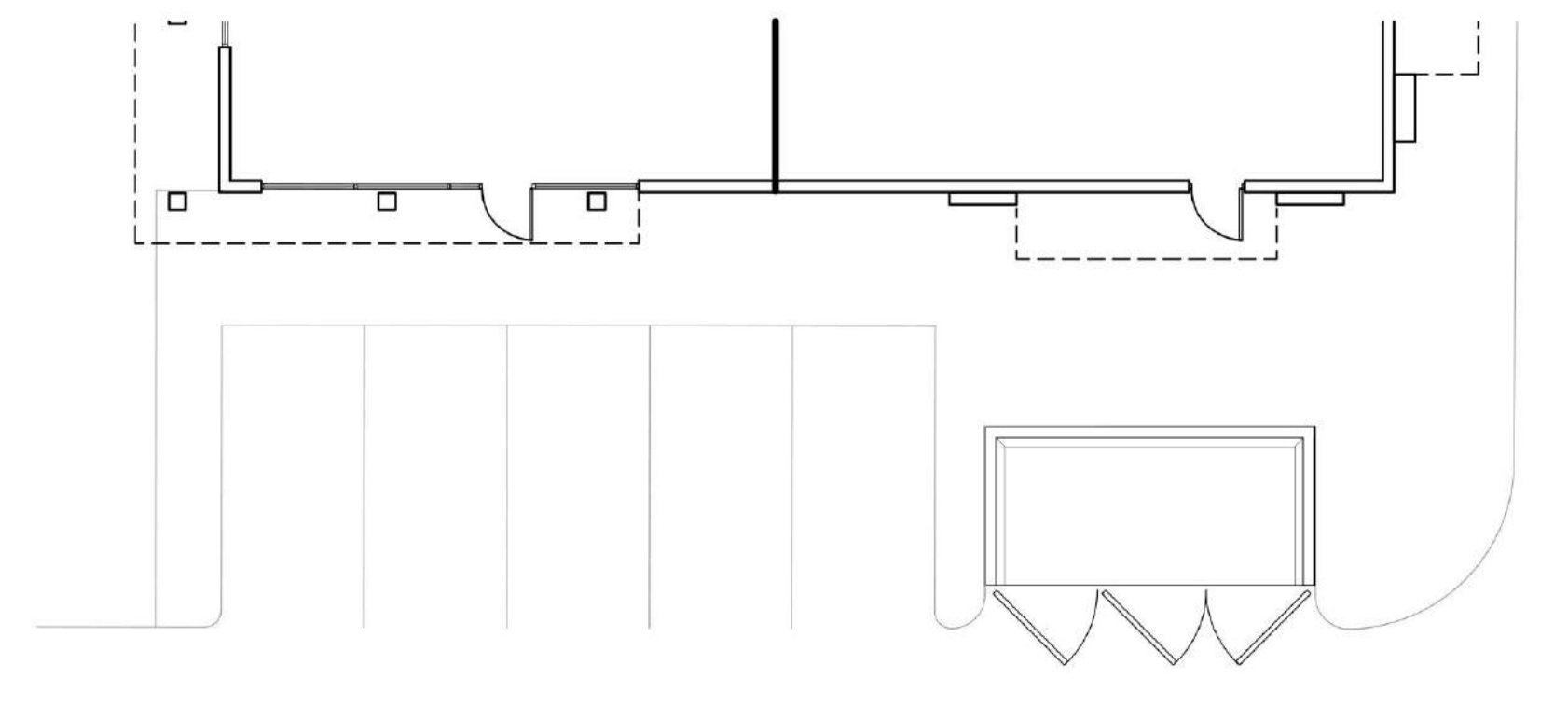
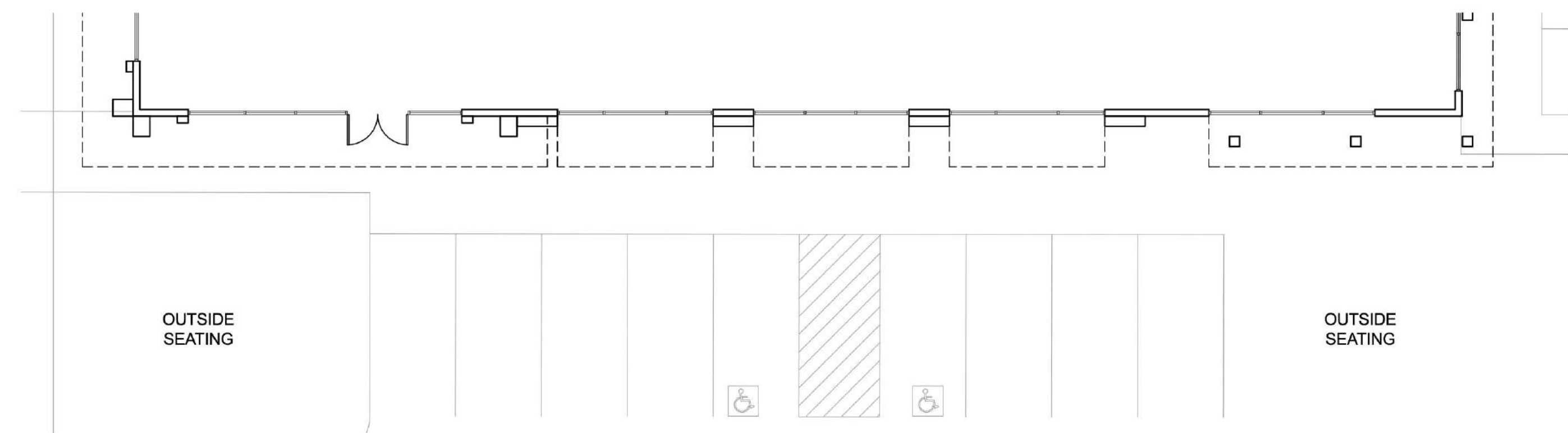




EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



FINISHES:

- A** EXTERIOR PLASTER FINISH
- B** FOAM TRIM/CORNICE
- C** METAL CANOPY
- D** STONE VENEER
- E** PERFORATED ALUMINUM PANEL
- F** ALUMINUM STOREFRONT WITH CLEAR GLAZING
- G** METAL DOOR/FRAME
- H** SIGNAGE, BY TENANT
- J** PLASTER REVEAL LINES, TYP. COLOR TO MATCH ADJACENT WALL

COLORS & MATERIALS:

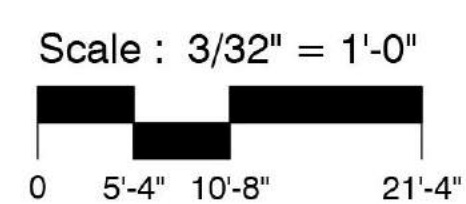
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- 3** SW6045 "EMERGING TAUPE" BY: SHERWIN WILLIAMS PAINT
- 4** NOT USED
- 5** SW2735 "ROCKWEED" BY: SHERWIN WILLIAMS PAINT
- 6** SW7073 "NETWORK GRAY" BY: SHERWIN WILLIAMS PAINT
- 7** COLOR: CLEAR #14 BY: KAWNEER
- 8** CLEAR ANODIZED ALUMINUM
- 9** CREATIVE MINES, INNER PIECE "IMAGINE"

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MCG JOB #: 15.132.03

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PAD B EXTERIOR ELEVATIONS

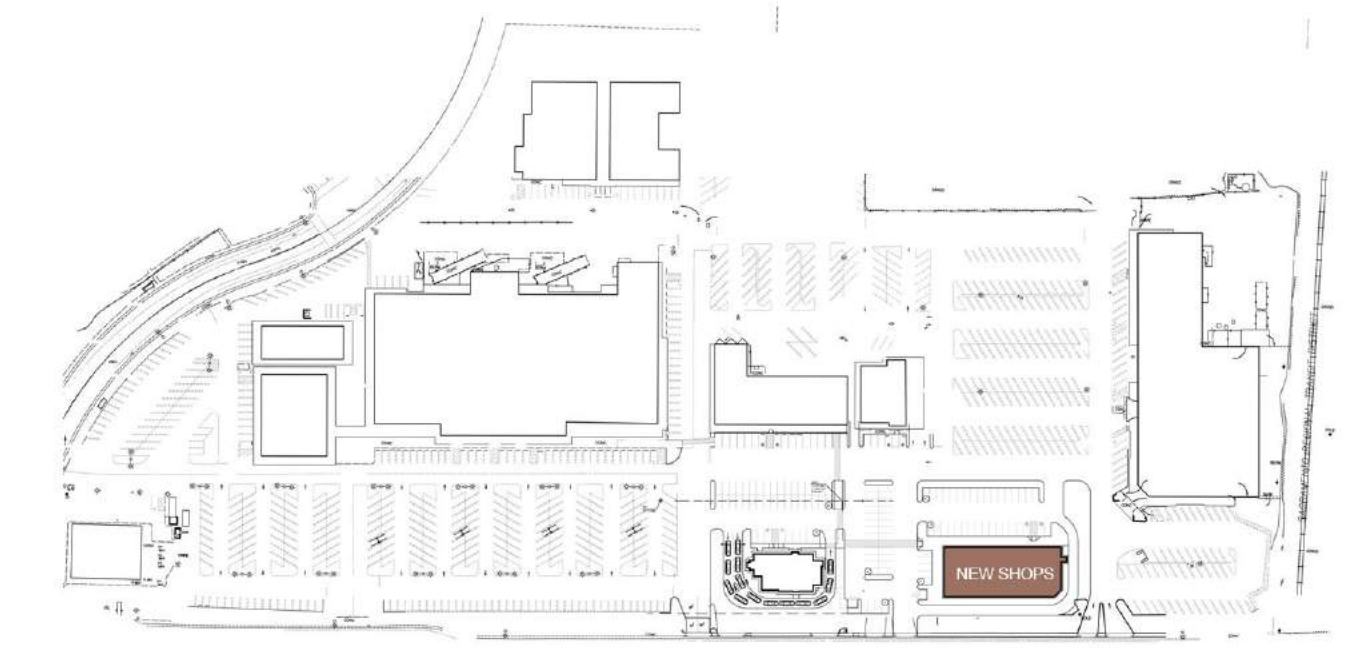


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KEY PLAN

FINISHES:

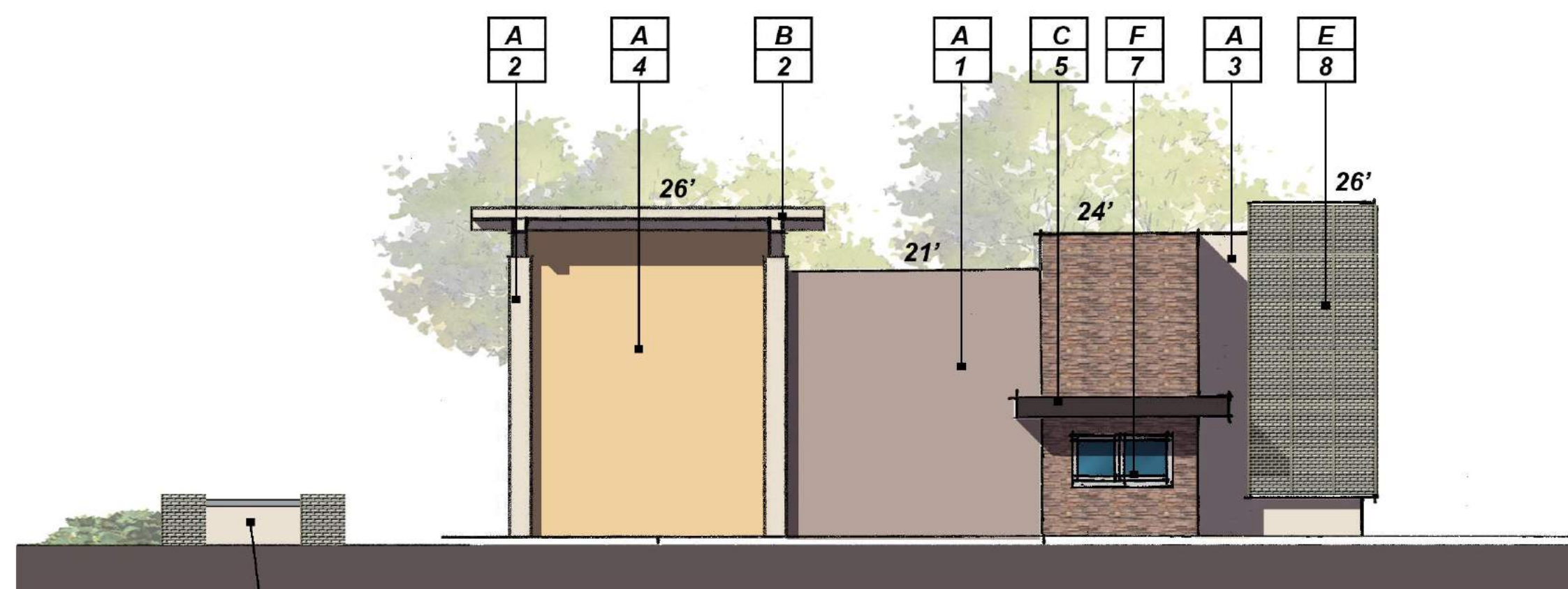
- A EXTERIOR PLASTER FINISH
- B FOAM TRIM/CORNICE
- C METAL CANOPY
- D STONE VENEER: PRO-LEDGE
- E PERFORATED ALUMINUM PANEL
- F ALUMINUM STOREFRONT WITH CLEAR GLAZING
- G METAL DOOR/FRAME
- H SIGNAGE, BY TENANT
- J PLASTER REVEAL LINES, TYP. COLOR TO MATCH ADJACENT WALL

COLORS & MATERIALS:

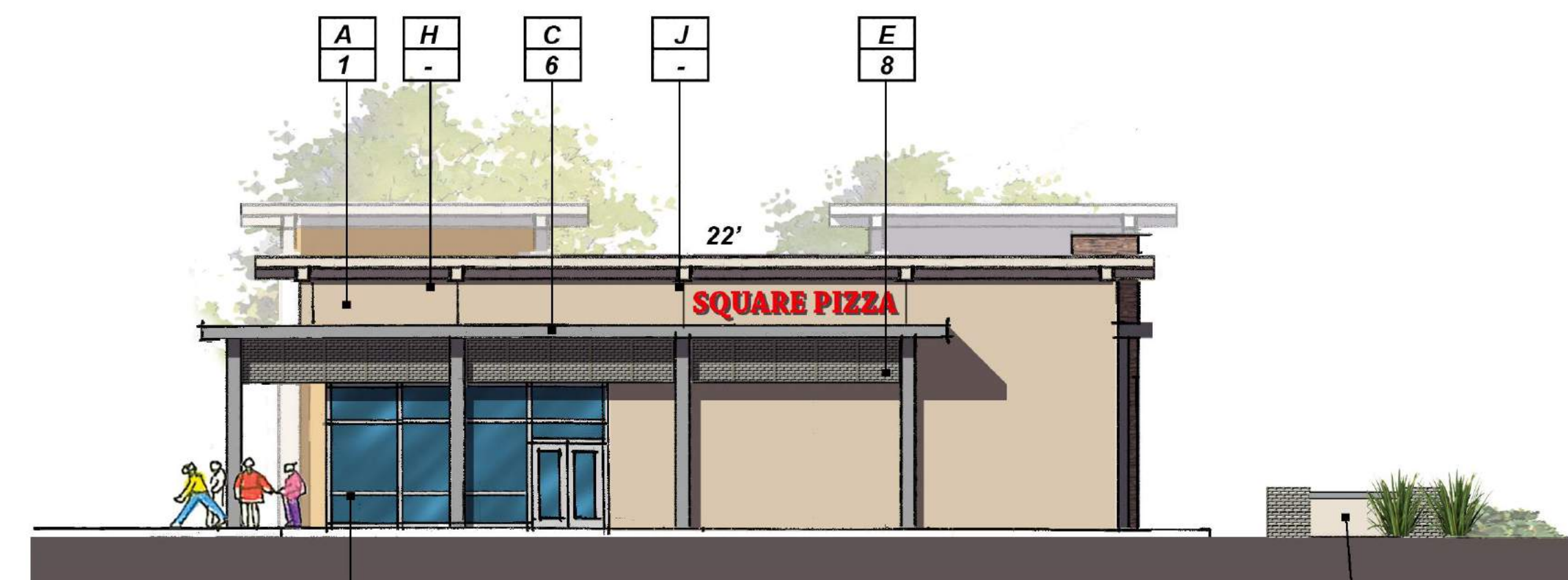
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NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION

SHOPS A EXTERIOR ELEVATIONS

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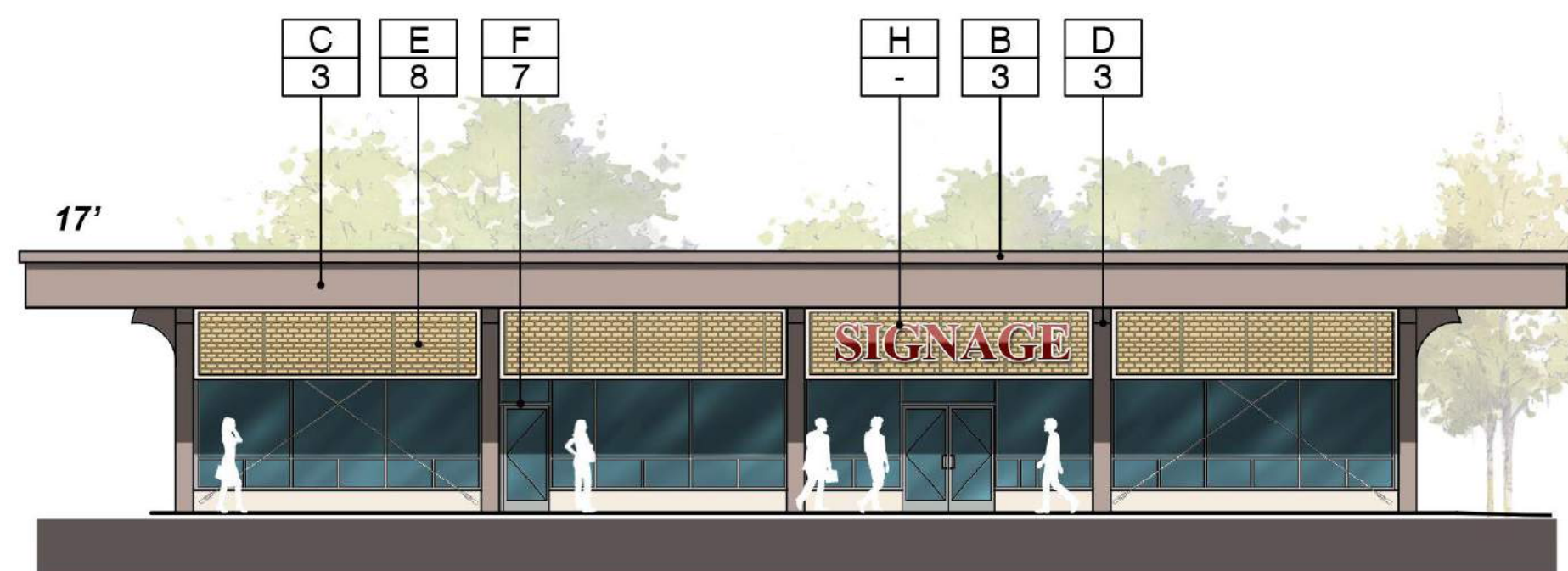
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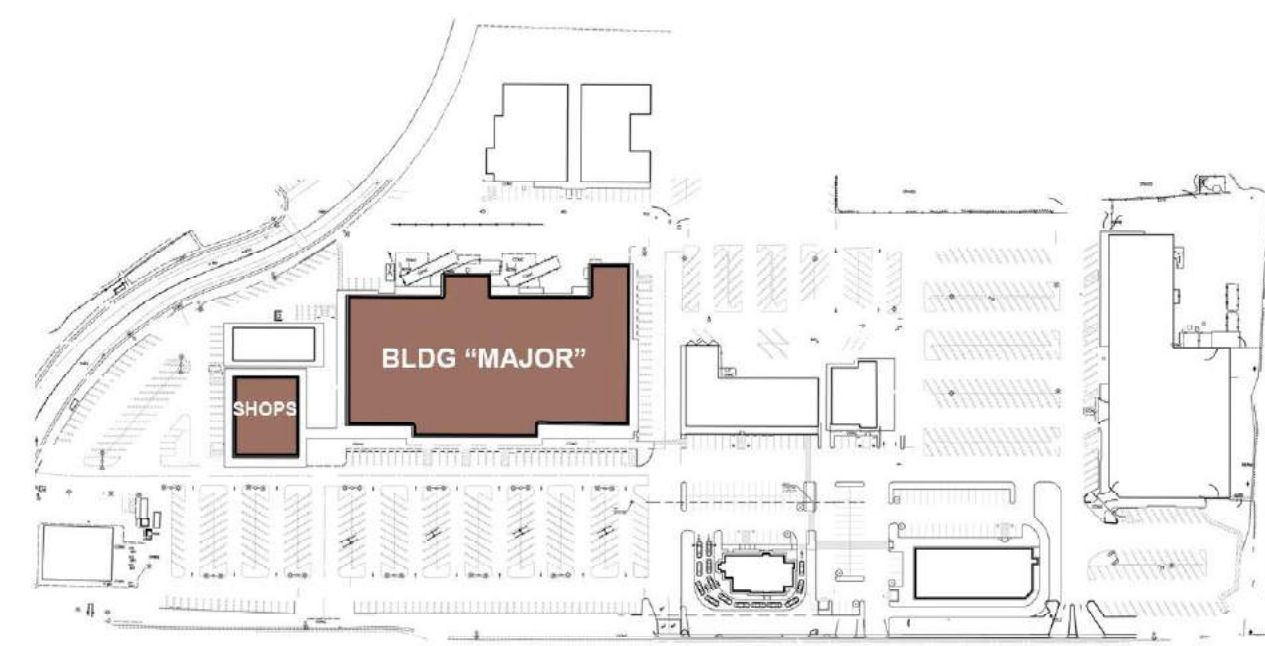
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EXISTING SHOPS SOUTH ELEVATION



PROPOSED SHOPS SOUTH ELEVATION



KEY PLAN

FINISHES:

- A** EXTERIOR PLASTER FINISH
- B** COPING / CORNICE
- C** CANOPY
- D** TRIM, PILASTERS, COLUMNS, STONE/BRICK VENEER
- E** PERFORATED ALUMINUM PANEL
- F** STOREFRONT FRAME
- G** METAL DOOR/FRAME
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- 7** COLOR: CLEAR #14 BY: KAWNEER
- 8** CLEAR ANODIZED ALUMINUM



BUILDING "MAJOR" EXISTING SOUTH ELEVATION



BUILDING "MAJOR" PROPOSED SOUTH ELEVATION

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EXTERIOR ELEVATION
BUILDING "MAJOR" AND SHOPS

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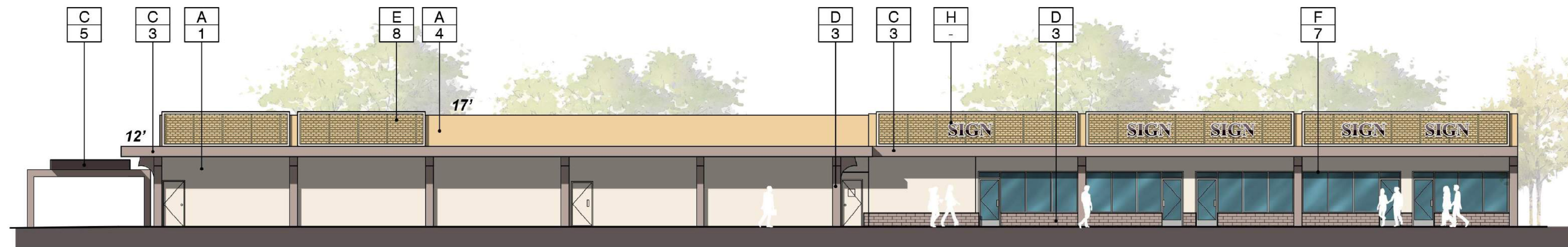
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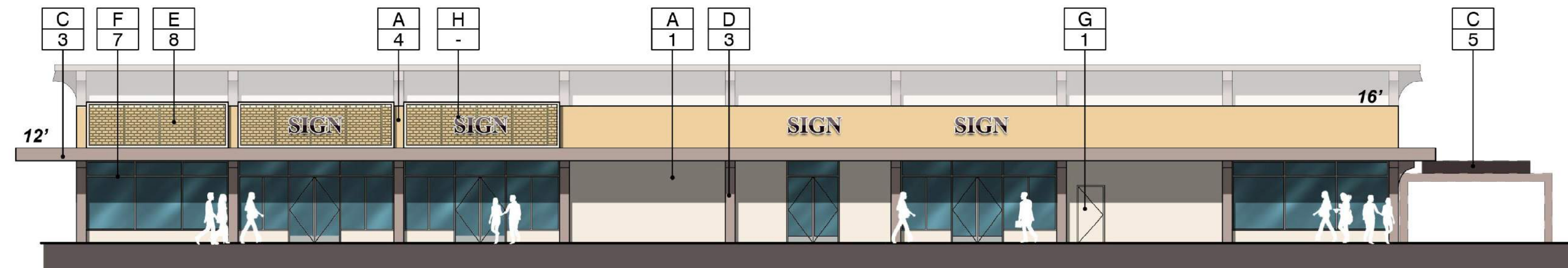
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EXISTING SHOPS EAST ELEVATION



PROPOSED SHOPS EAST ELEVATION



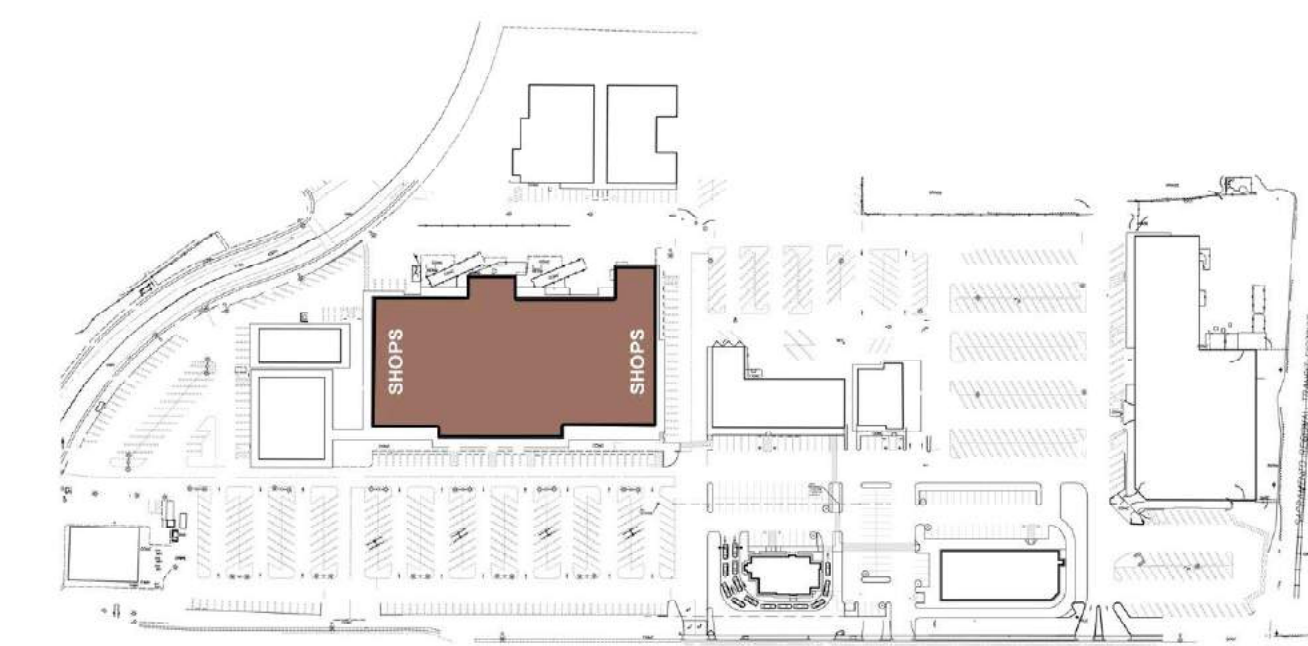
PROPOSED SHOPS AT PLAZA WEST ELEVATION

FINISHES:

- A** EXTERIOR PLASTER FINISH
- B** COPING / CORNICE
- C** CANOPY
- D** TRIM, PILASTERS, COLUMNS, STONE/BRICK VENEER
- E** PERFORATED ALUMINUM PANEL
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KEY PLAN

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EXTERIOR ELEVATION
SHOPS

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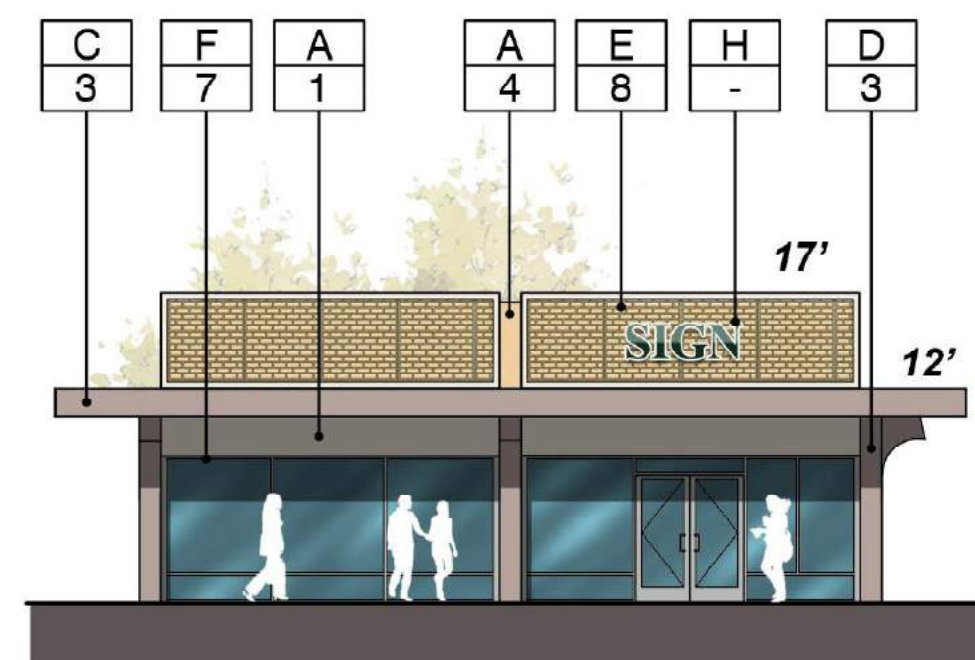
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EXISTING LICHINES WEST ELEVATION



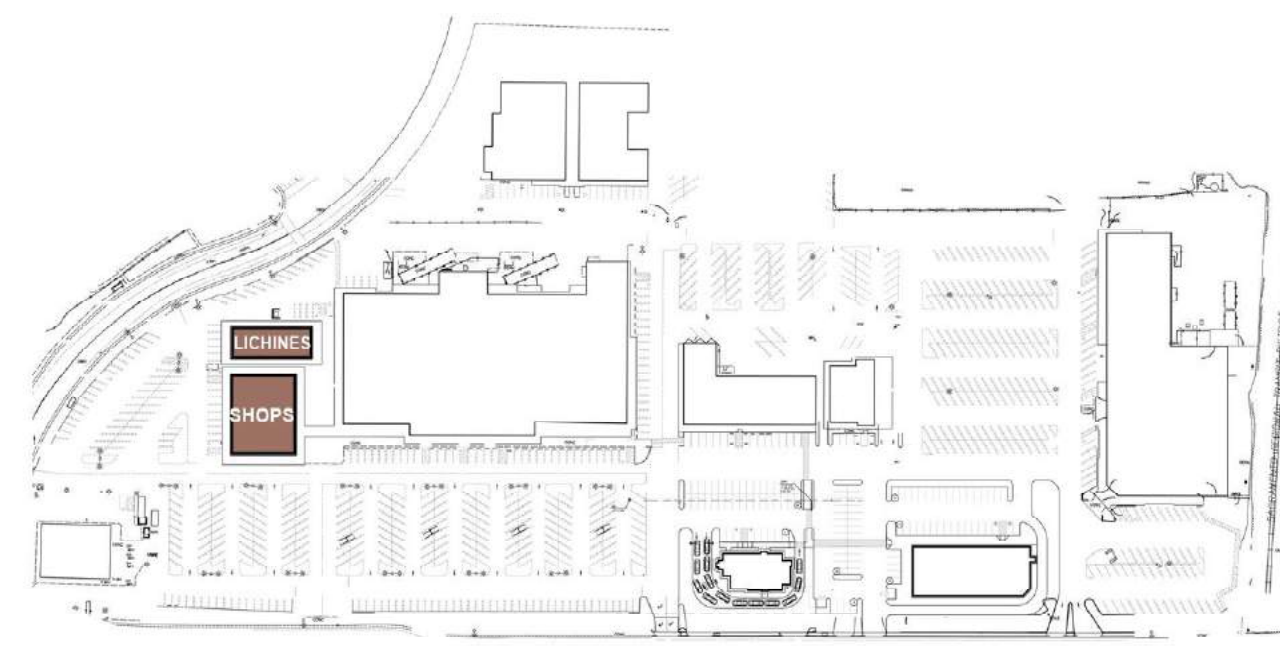
EXISTING SHOPS WEST ELEVATION



PROPOSED LICHINES WEST ELEVATION



PROPOSED SHOPS WEST ELEVATION



KEY PLAN



PROPOSED SHOPS EAST ELEVATION

FINISHES:

- A EXTERIOR PLASTER FINISH
- B COPING / CORNICE
- C CANOPY
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EXTERIOR ELEVATION
LICHINES AND SHOPS

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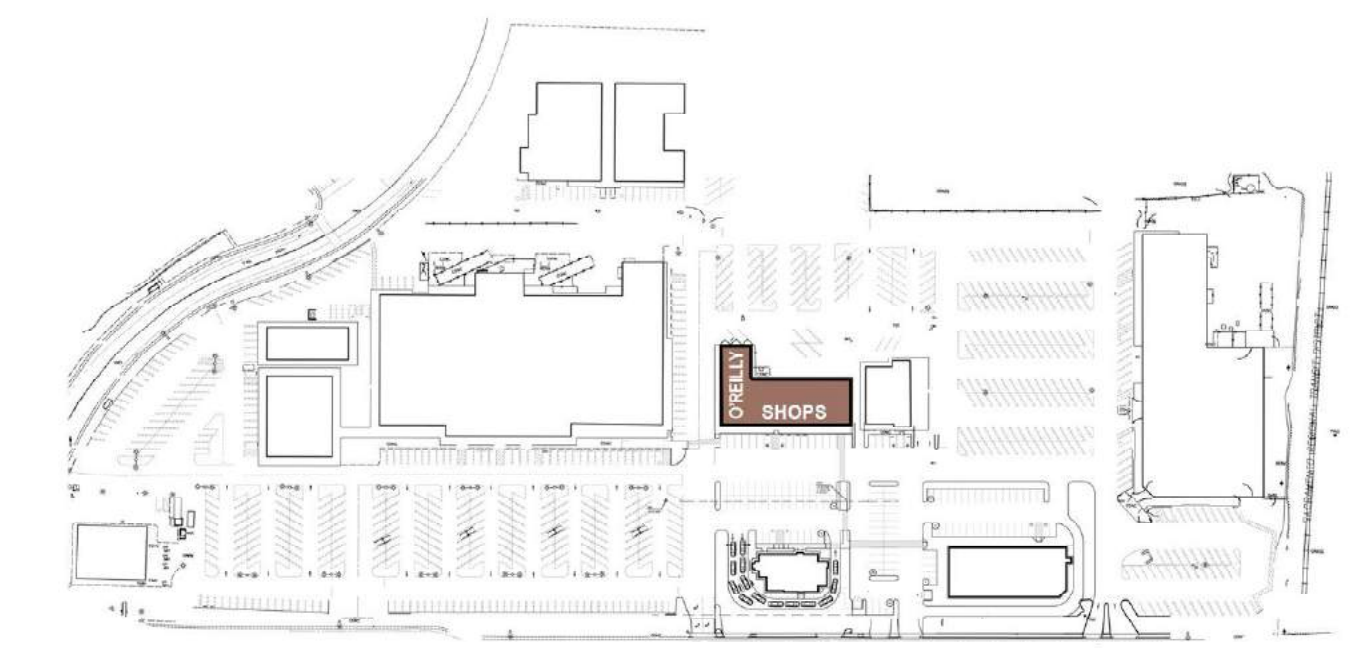
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SHOPS EXISTING SOUTH ELEVATION



SHOPS PROPOSED SOUTH ELEVATION



KEY PLAN

FINISHES:

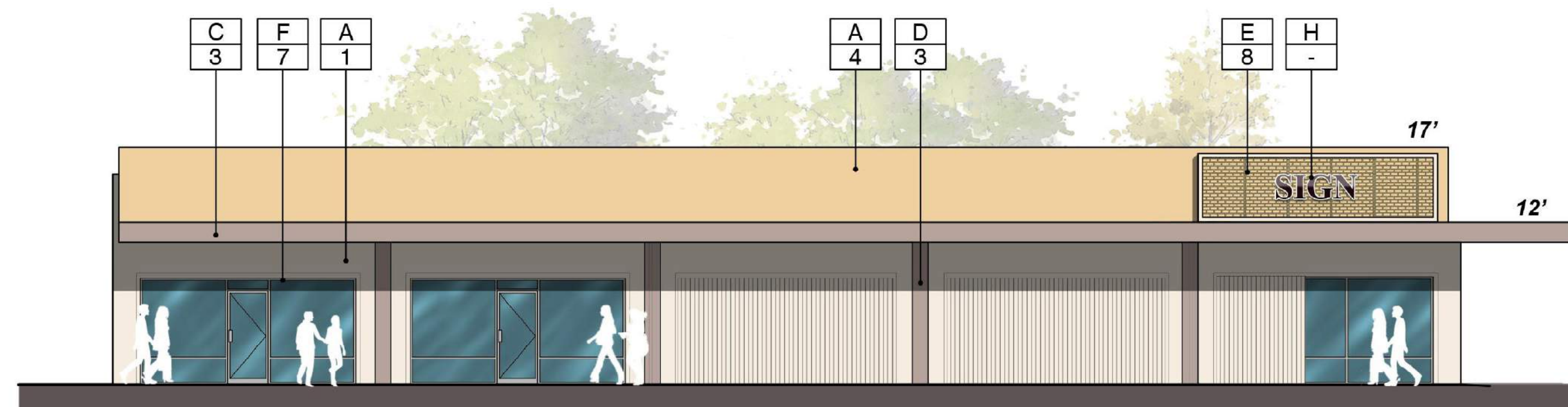
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- 8 CLEAR ANODIZED ALUMINUM



O'REILLY EXISTING WEST ELEVATION



O'REILLY PROPOSED WEST ELEVATION

EXTERIOR ELEVATION
O'REILLY AND SHOPS

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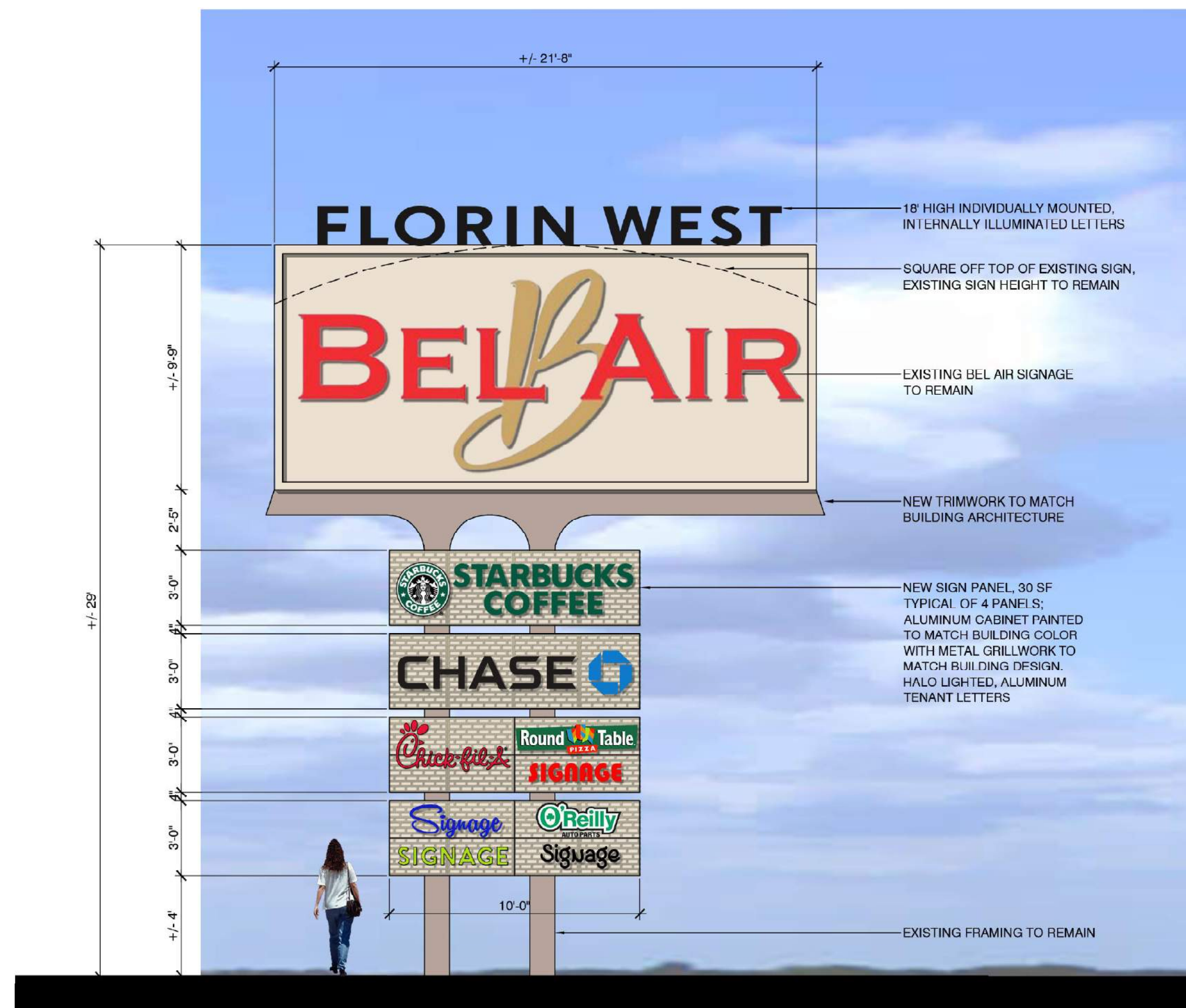


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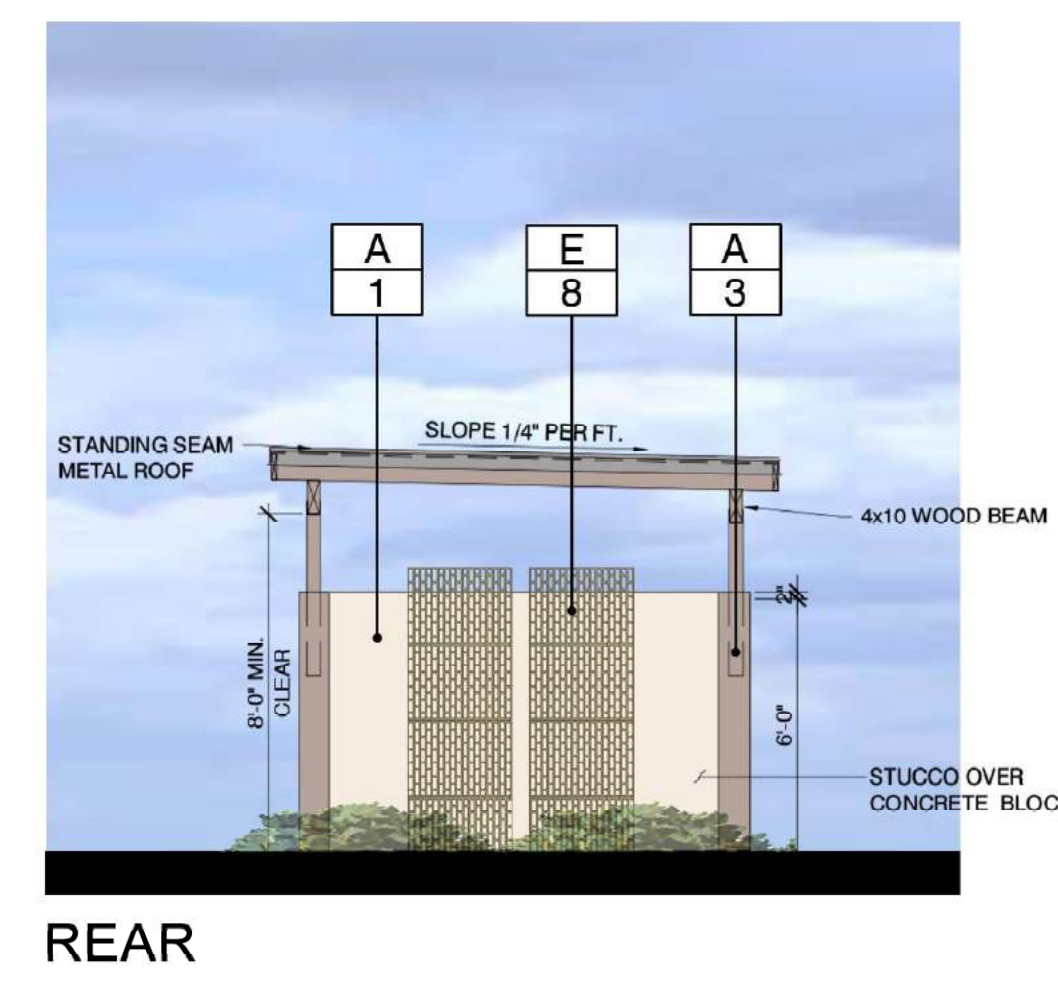
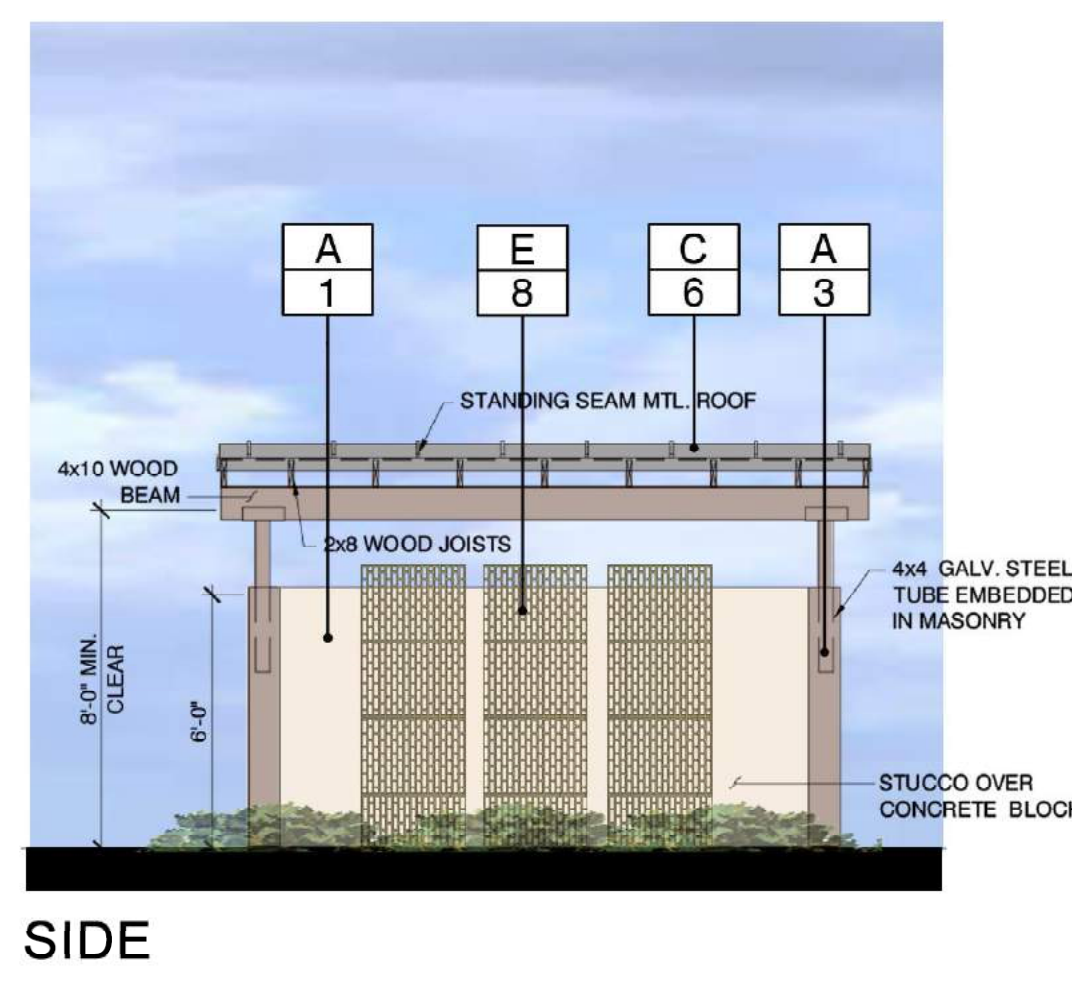
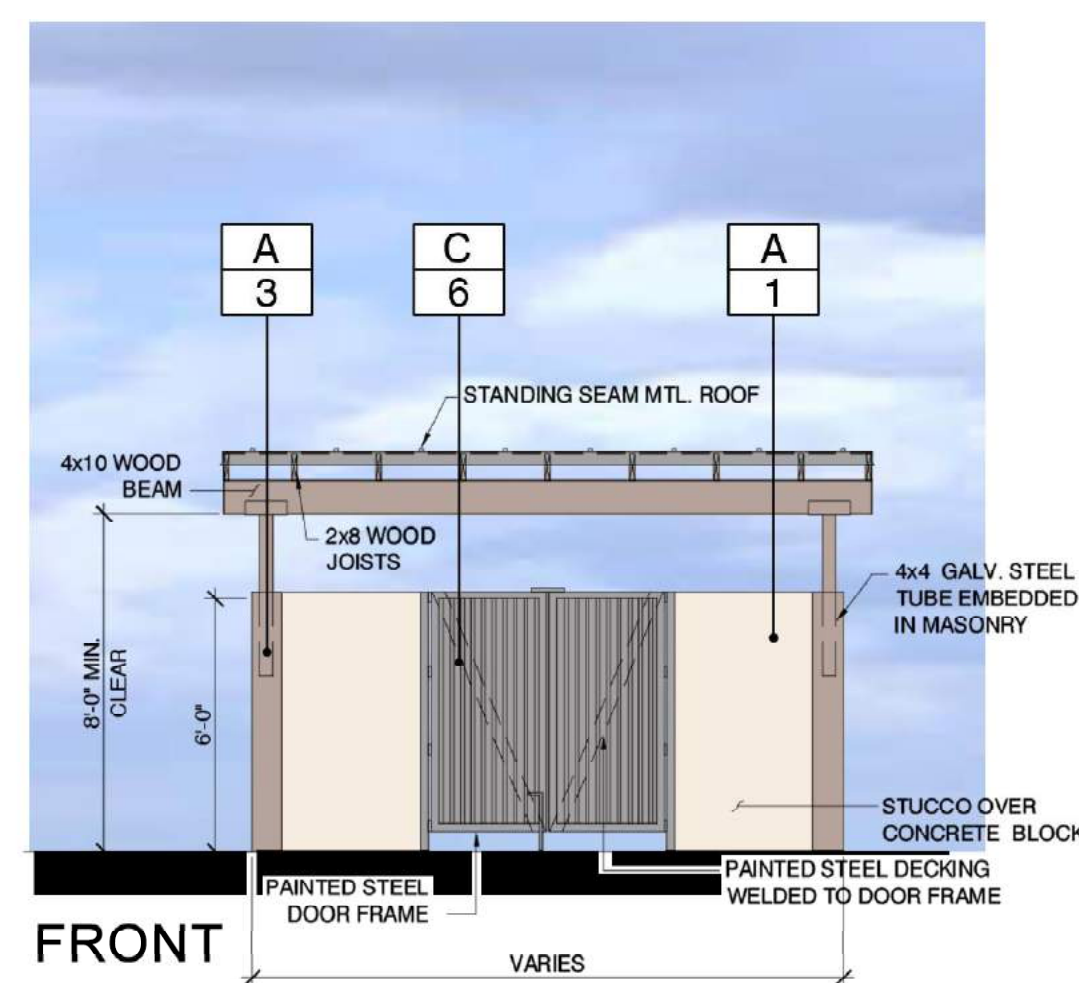
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PROPOSED NEW MONUMENT SIGN



PROPOSED PYLON SIGN REMODEL



PROPOSED TYPICAL TRASH ENCLOSURE

PROPOSED PYLON AND MONUMENT SIGNS;
TYPICAL TRASH ENCLOSURE

Scale: 1/4"=1'-0"

DATE: FEBRUARY 2017
MCG JOB #: 15.132.03

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FLORIN WEST
SACRAMENTO, CA

KEY PLAN

FINISHES:

- A EXTERIOR PLASTER FINISH
- B FOAM TRIM/CORNICE
- C PAINTED METAL
- D STONE VENEER: PRO-LEDGE
- E PERFORATED ALUMINUM PANEL
- F ALUMINUM STOREFRONT WITH CLEAR GLAZING
- G METAL DOOR/FRAME
- H SIGNAGE, BY TENANT
- J PLASTER REVEAL LINES, TYP. COLOR TO MATCH ADJACENT WALL

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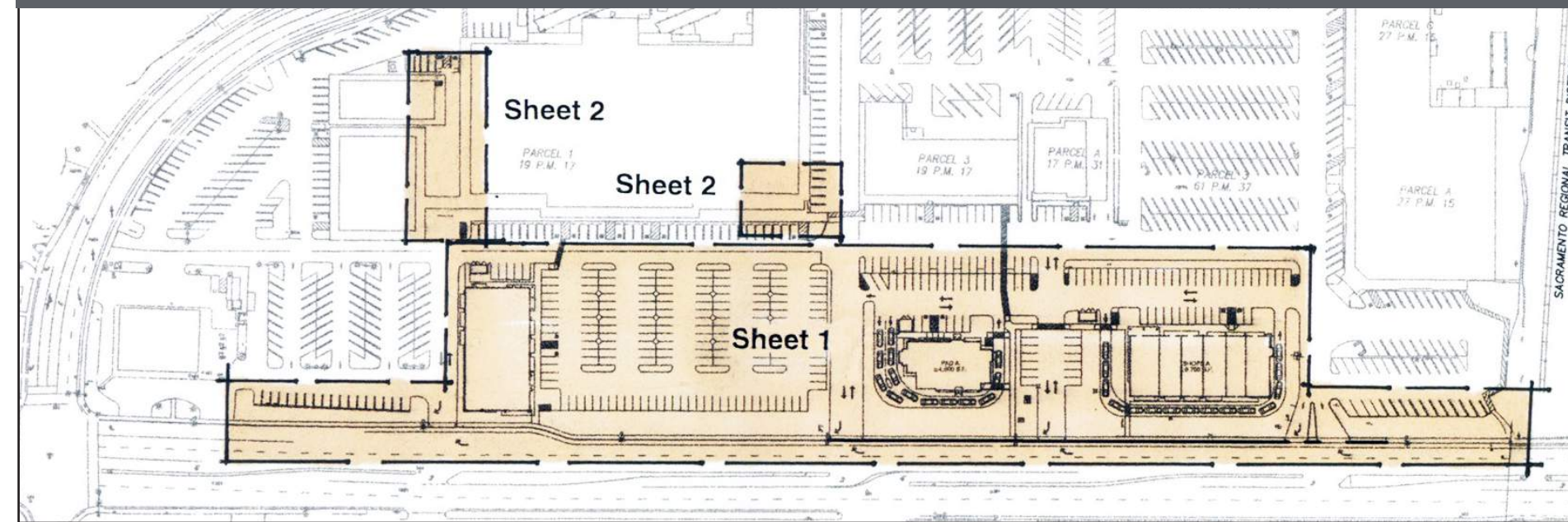


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NOTES

1. Exterior lighting shall be white light using LED lamps with full cutoff fixtures to limit glare and light trespass. Color temperature shall be between 2700K and 4100K.
2. New parking and bicycle parking shall be illuminated to a maintained minimum of 1.5 foot candles per square foot of parking area at a 10:1 maximum to minimum ratio during business hours.
3. New exterior walkways, alcoves and passageways shall be illuminated to a maintained minimum of 1/4 foot candles per square foot of surface area at a 2 foot candle average and a 4:1 average to minimum ratio from one-half hour before dusk to one-half hour after dawn.
4. Exterior lighting shall be designed in coordination with the landscaping plan to minimize interference between the light standards and required illumination and the landscape trees and required shading.
5. All landscape with entry site triangles shall be maintained above 6' and below 30".

KEY MAP

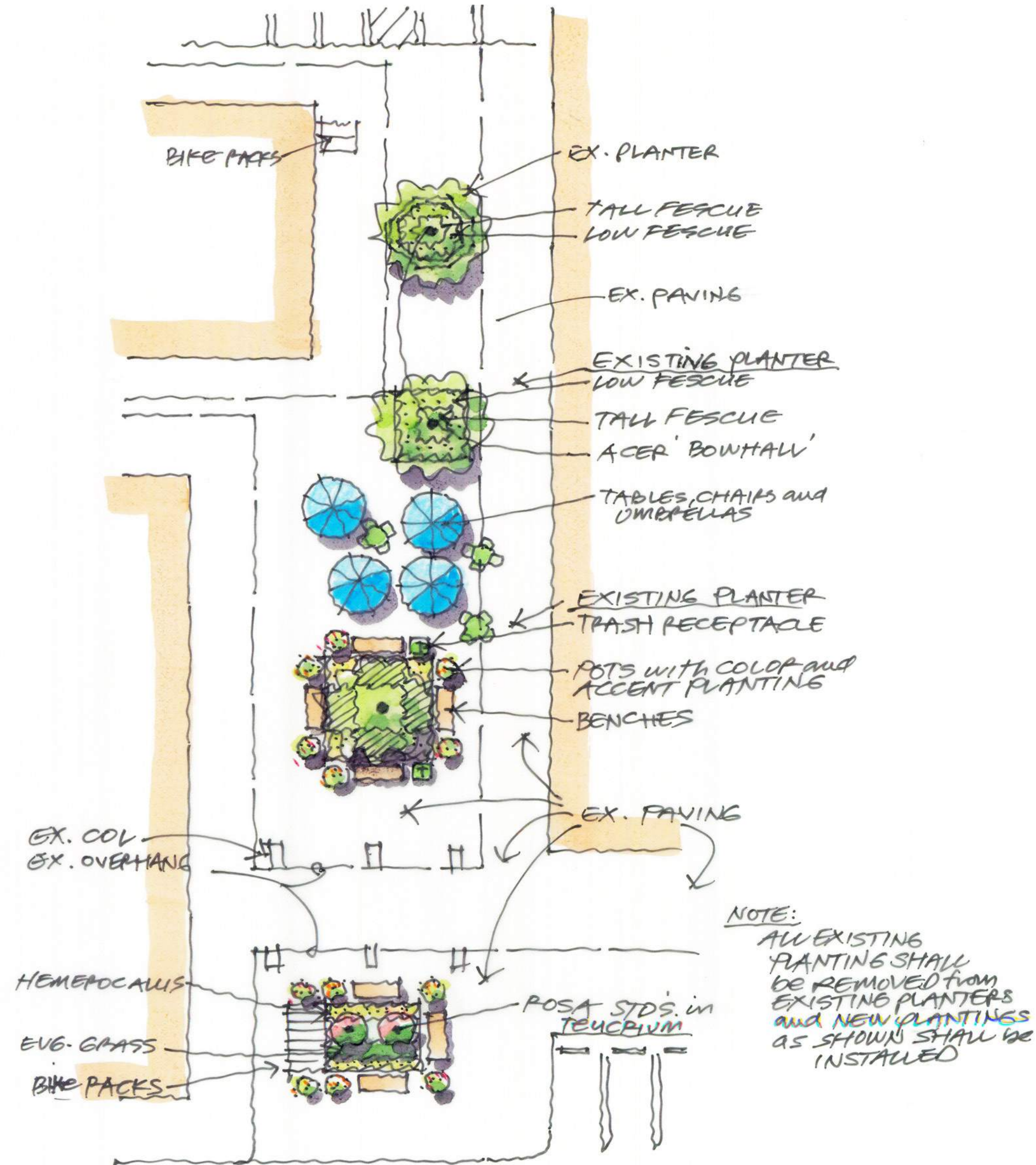
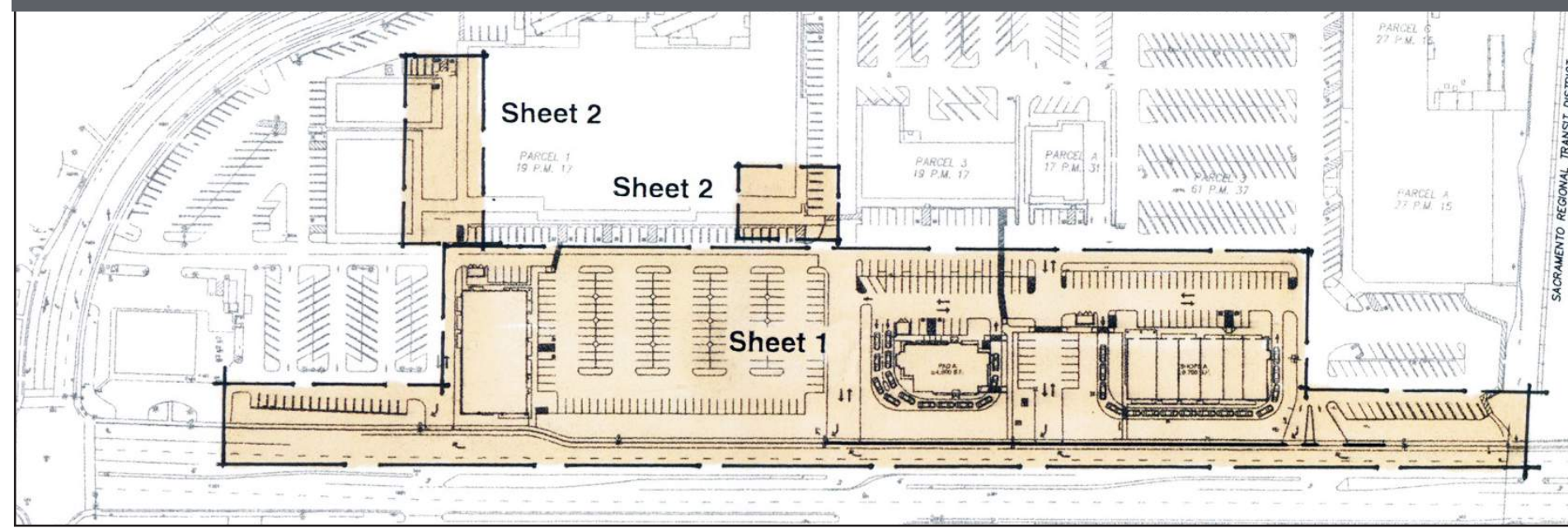


WATER CONSERVATION CONCEPT STATEMENT

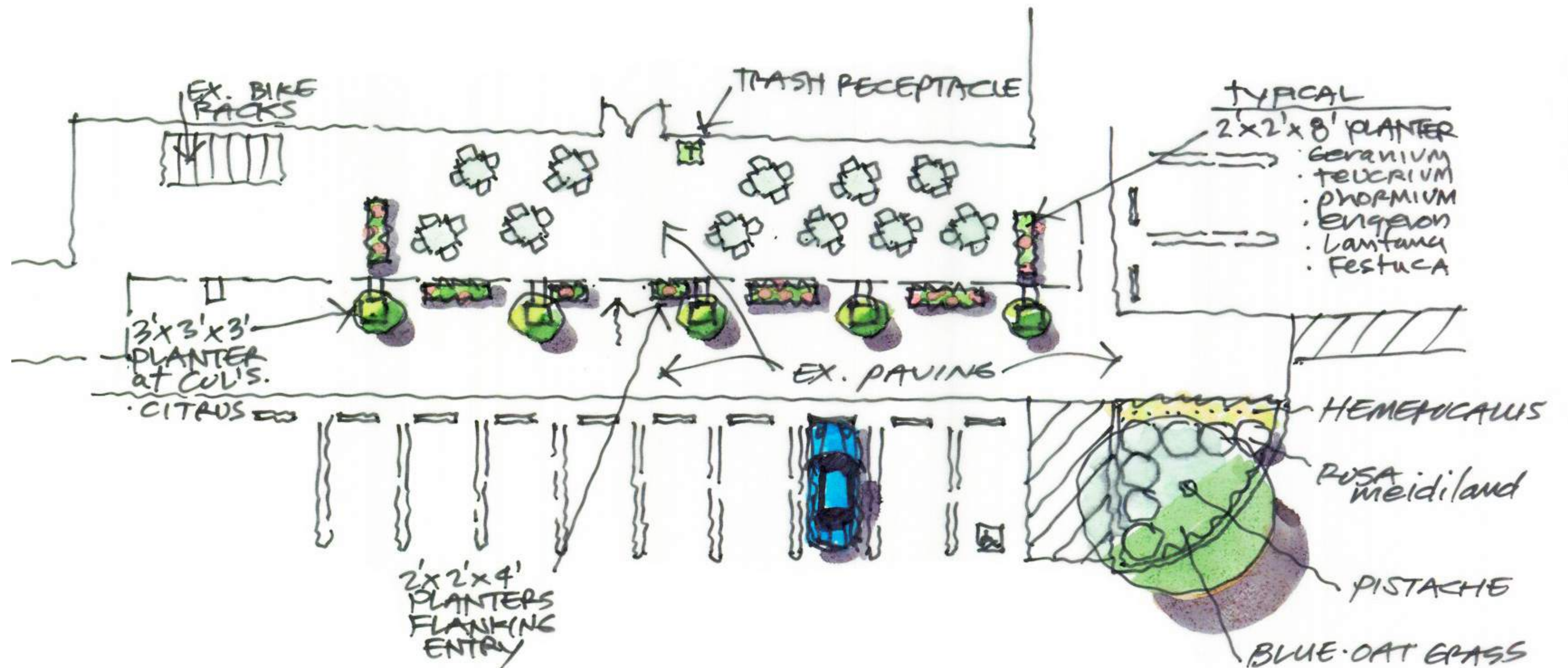
1. The irrigation system shall be designed to meet current water efficiency standards and State Model Water Efficient Landscape Ordinance AB1881 as required by local jurisdictions while achieving the goal of effectively and efficiently providing the landscape with water by means of high efficiency spray irrigation to the turf and ground cover areas and drip irrigation bubblers to restricted shrub planting and shrub mass planting areas as applicable.
2. A Water Efficient Landscape Worksheet shall be included with hydrozone information table, water budget calculations and irrigation operation schedules.
3. 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.
4. 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.
5. 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.
6. The drip system shall incorporate pressure compensating drip bubblers with 1/4" drip tubes to each plant which delivers water at 90% efficiency at an application rate that matches the soil type.
7. Where it is necessary to excavate adjacent to existing trees, the contractor shall use all possible care to avoid injury to trees, and tree roots. Excavation in areas where two (2) inch and larger roots occur shall be done by hand. Roots two (2) inches and larger in diameter shall be wrapped in a plastic bag and secured with a rubber band. Trenches adjacent to tree should be closed within twenty-four (24) hours; where this is not possible, the side of the trench adjacent to the tree shall be kept shaded with burlap or canvas.
8. It is the responsibility of the irrigation contractor to familiarize himself with all grade differences, location of walls, retaining walls, etc. He shall coordinate his work with the general contractor and other subcontractors for the location and the installation of pipe sleeves through walls, under roadways, paving, structures, etc.
9. Electrical contractor to supply 120 volt a.c. (2.5 amp) service to controller location. Irrigation contractor shall make final connection from electrical stub-out to controller.
10. The irrigation contractor shall flush and adjust all sprinkler heads for optimum performance and to prevent overspray onto walks, roadways and/or buildings as much as possible. This shall include selecting the best degree of arc to fit the existing site conditions and to throttle the flow control at each valve to obtain the optimum operating pressure for each system.
11. All sprinkler heads shall be set perpendicular to finish grade of the area to be irrigated unless otherwise designated on the plans.
12. When vertical obstructions (street lights, trees, fire hydrants, etc.) interfere with the spray pattern of the heads so as to prevent proper coverage, the irrigation contractor shall field adjust the sprinkler system by installing a quarter, third or half circle head at the sides of the obstruction so as to provide proper coverage. All adjustments shall be made at no additional cost to the owner.



KEY MAP



COURTYARD
SCALE: 1/16" - 1'



PIZZA CORNER
SCALE: 1/8" - 1'

TREES



Bowhall Maple
Acer 'Bowhall'



Eastern Redbud
Cercis canadensis



Crape Myrtle
Lagerstroemia i. 'Watermelon Red'



Chinese Pistache
Pistache chinensis



Sycamore
Platanus a. 'Columbia'



Rose
Rosa standards



Wireless Zelkova
Zelkova s. 'Wireless'

SHRUBS



Coffeeberry
Frangula californica 'Eve Case'



New Zealand Flax
Phormium 'Tom Thumb'



Indian Hawthorn
Rhaphtiolepis i. 'Jack Evans'



Pink Meidiland Rose
Rosa 'Meidiland Pink'



Autumn Sage
Salvia greggii



Bush Germander
Teucrium fruticans

PLANT LIST

Botanical Name	Common Name	Size	Spacing	Canopy	Water Use
Trees					
Acer 'Bowhall'	Bowhall maple	24" Box		35 x 15	Moderate
Cercis canadensis	Eastern Redbud	15 gallon		20 x 15	Moderate
Lagerstroemia i. 'Watermelon Red'	Crape Myrtle	15 gallon		22 x 12	Moderate
Pistache chinensis	Chinese Pistache	24" Box		45 x 45	Low
Platanus a. 'Columbia'	Sycamore	24" Box		50 x 35	Moderate
Rosa standards	Rose	15 gallon			Moderate
Zelkova s. 'Wireless'	Wireless Zelkova	24" Box		25 x 35	Low
Shrubs					
Frangula californica 'Eve Case'	Coffeeberry	5 gallon			Moderate
Phormium 'Tom Thumb'	New Zealand Flax	5 gallon			Moderate
Rhaphtiolepis i. 'Jack Evans'	Indian Hawthorn	5 gallon			Moderate
Rosa 'Meidiland Pink'	Pink Meidiland Rose	5 gallon			Regular
Salvia greggii	Autumn Sage	1 gallon			Moderate
Teucrium fruticans	Bush Germander	5 gallon			Moderate
Groundcovers					
Arctostaphylos 'Emerald Carpet'	Bearberry	1 gallon	24" O.C.		Moderate
Erigeron karvinskianus	Santa Barbara Daisy	1 gallon	30" O.C.		Moderate
Festuca idahoensis 'Siskiyou Blue'	Siskiyou Blue Fescue	1 gallon	18" O.C.		Moderate
Geranium sanguineum	Bloody Cranesbill	1 gallon	18" O.C.		Regular
Helictotrichon sempervirens	Blue-oat Grass	1 Gallon	24" O.C.		Moderate
Hemerocallis 'Prince of Venice'	Daylily	1 gallon	24" O.C.		Regular
Juncus p. 'Carmens Gray'	Carmens Gray Rush	1 gallon	24" O.C.		Moderate
Lantana montevidensis	Trailing Purple Lantana	1 gallon,	24"O.C.		Moderate
Miscanthus s. 'Adagio'	Eulalia	1 Gallon	36" O.C.		Moderate
Rosmarinus officianalis'Huntington Carpet'	Trailing Rosemary	1 gallon,	24"O.C.		Moderate
Teucrium lucidrys	Germander	1 gallon	24" O.C.		Moderate
Vines					
Myoporum p. 'Putah Creek'	Myoproum	1 gallon	6' O.C.		Moderate

GROUNDCOVERS



Santa Barbara Daisy
Erigeron karvinskianus



Siskiyou Blue Fescue
Festuca idahoensis



Bloody Cranesbill
Geranium sanguineum



Blue-oat Grass
Helictotrichon sempervirens



Daylily
Hemerocallis 'Price of Venice'



Carmens Gray Rush
Juncus p. 'Carmens Gray'



Trailing Purple Lantana
Lantana montevidensis



Eulalia
Miscanthus s. 'Adagio'



Trailing Rosemary
Rosmarinus officianalis'

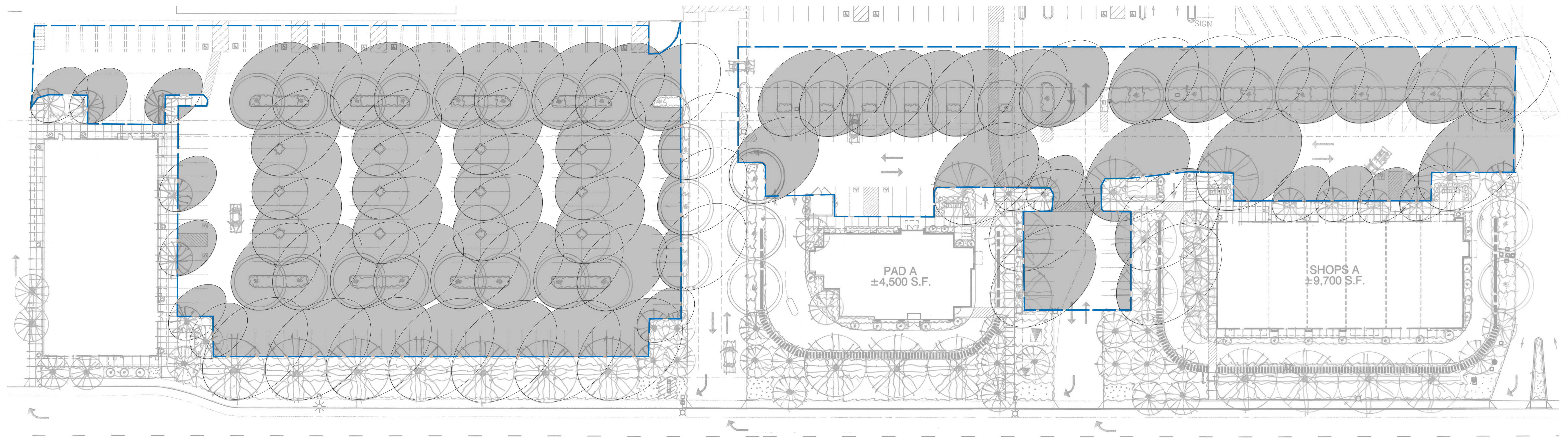


Germander
Teucrium lucidrys



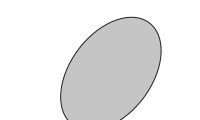
Myoproum
Myoporum p. 'Putah Creek'

VINES



LEGEND

 2.58 ACRES = AREA OF PARKING

 1.94 ACRES = AREA OF SHADE

75% = PERCENTAGE OF SHADE TO PARKING IN THIS PROJECT
 50% = SHADE REQUIRED PER ZONING ORDINANCE



LOW STONE WALL



BIKE RACKS



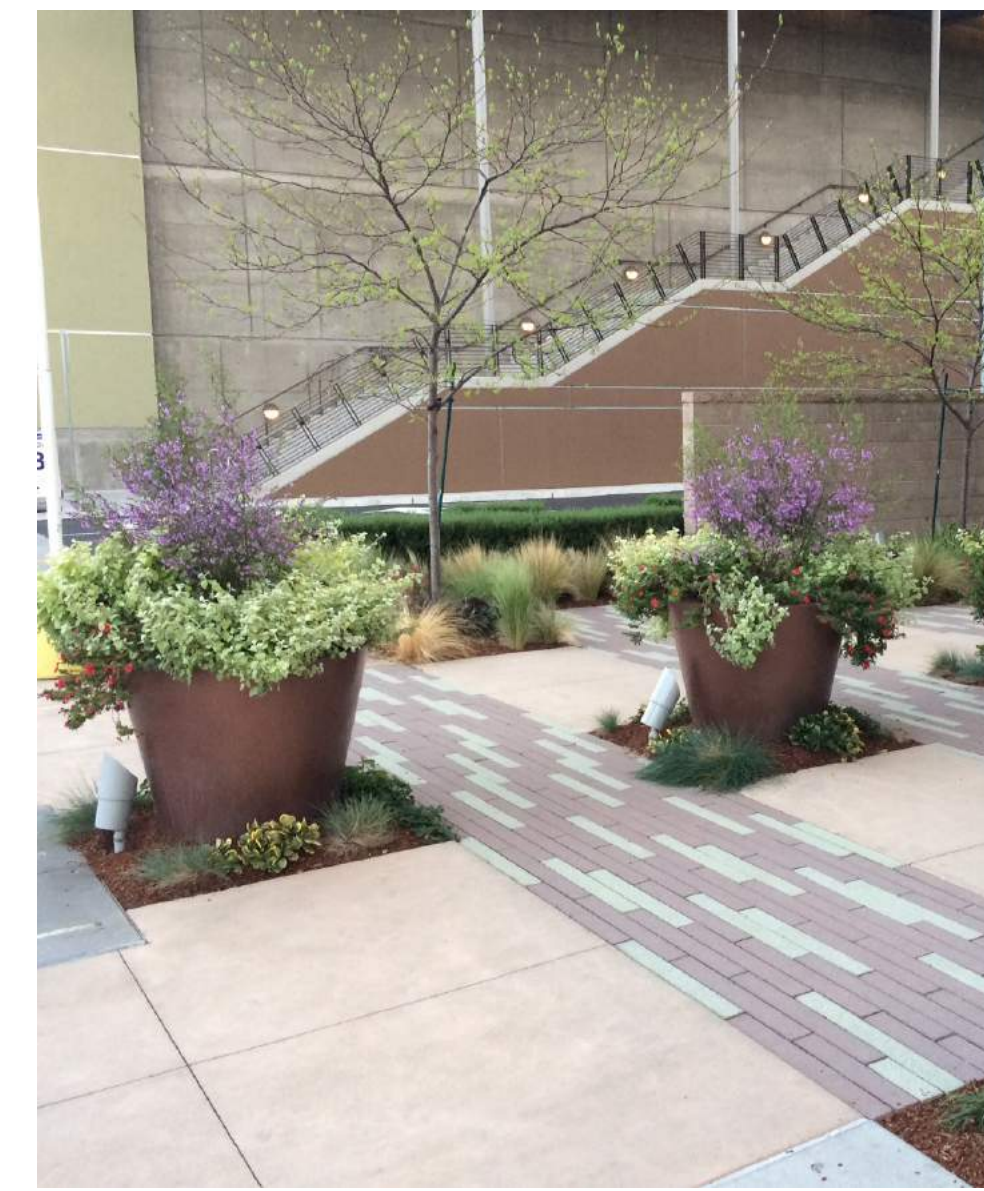
POTS



GREEN SCREENS



TABLE & CHAIRS WITH UMBRELLAS



BENCHES

