

**SECTION C:
FOR-RENT RESIDENTIAL COMMUNITY -
BURBANK HOUSING**

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NONE	D	SECTION D: FOR-SALE RESIDENTIAL COMMUNITY - CITY VENTURES
7	D1	PRELIMINARY ARCHITECTURAL PLANS
7	D2	PRELIMINARY ARCHITECTURAL ELEVATIONS WITH DIMENSIONED HEIGHTS. REFER TO MATERIALS SHEET FOR MATERIALS.
2-Jul	SHOWN ON D2 SHEETS	ALL MECHANICAL EQUIPMENT , EXTERIOR LIGHTS, TRASH ENCLOSURES, AND OTHER EXTERIOR STRUCTURES
7-2A		PROPOSED FENCING AND WALLS
3-Jul	D3	CROSS-SECTIONS FOR EACH STRUCTURE AND THE BUILDING'S HEIGHT
6	D4	PRELIMINARY SITE GRADING AND DRAINAGE PLAN
8A	D5	PRELIMINARY LANDSCAPE PLANS
8B	D6	PRELIMINARY PLANTING SELECTIONS
10	D7	PRELIMINARY LIGHTING PLANS
11	D8	PARKING PLAN:
7-1 AND 12	D9	MATERIALS AND COLORS

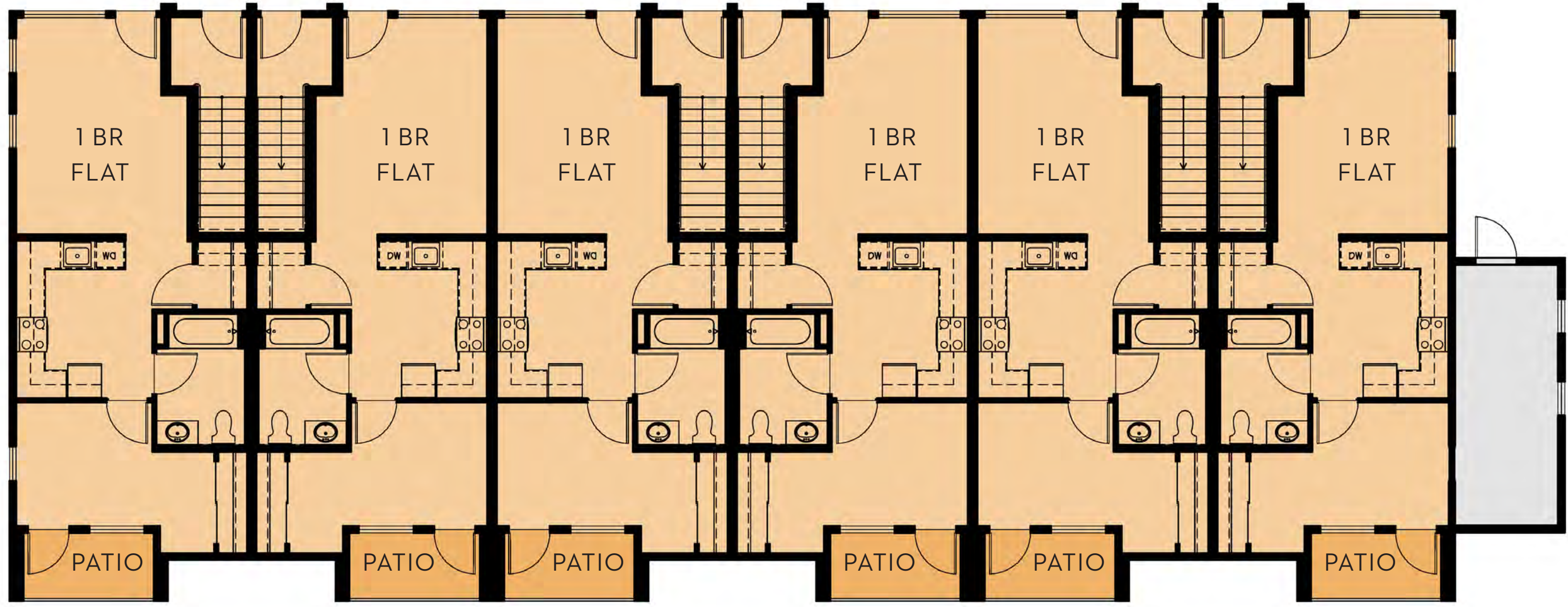
PJR ITEM	NO. #	
NONE	NONE	SECTION E: CONTINUING CARE RESIDENTIAL COMMUNITY - SRG
7	E1	PRELIMINARY ARCHITECTURAL PLANS
7	E2	PRELIMINARY ARCHITECTURAL ELEVATIONS WITH DIMENSIONED HEIGHTS. REFER TO MATERIALS SHEET FOR MATERIALS.
2-Jul	SHOWN ON E2 SHEETS	ALL MECHANICAL EQUIPMENT , EXTERIOR LIGHTS, TRASH ENCLOSURES, AND OTHER EXTERIOR STRUCTURES
7-2A		PROPOSED FENCING AND WALLS
3-Jul	E3	CROSS-SECTIONS FOR EACH STRUCTURE AND THE BUILDING'S HEIGHT
6	E4	PRELIMINARY SITE GRADING AND DRAINAGE PLAN
8A	E5	PRELIMINARY LANDSCAPE PLANS
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10	E7	PRELIMINARY LIGHTING PLANS
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PJR ITEM	NO. #	
NONE	F	SECTION F: HOTEL DEVELOPMENT - CANYON GROUP
7	F1	PRELIMINARY ARCHITECTURAL PLANS
7	F2	PRELIMINARY ARCHITECTURAL ELEVATIONS WITH DIMENSIONED HEIGHTS. REFER TO MATERIALS SHEET FOR MATERIALS.
2-Jul	SHOWN ON F2 SHEETS	ALL MECHANICAL EQUIPMENT , EXTERIOR LIGHTS, TRASH ENCLOSURES, AND OTHER EXTERIOR STRUCTURES
7-2A		PROPOSED FENCING AND WALLS
3-Jul	F3	CROSS-SECTIONS FOR EACH STRUCTURE AND THE BUILDING'S HEIGHT
6	F4	PRELIMINARY SITE GRADING AND DRAINAGE PLAN
8A	F5	PRELIMINARY LANDSCAPE PLANS
8B	F6	PRELIMINARY PLANTING SELECTIONS
10	F7	PRELIMINARY LIGHTING PLANS
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PJR ITEM	NO. #	
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7	G2	PRELIMINARY ARCHITECTURAL ELEVATIONS WITH DIMENSIONED HEIGHTS. REFER TO MATERIALS SHEET FOR MATERIALS.
2-Jul	SHOWN ON G2 SHEETS	ALL MECHANICAL EQUIPMENT , EXTERIOR LIGHTS, TRASH ENCLOSURES, AND OTHER EXTERIOR STRUCTURES
7-2A		PROPOSED FENCING AND WALLS
3-Jul	G3	CROSS-SECTIONS FOR EACH STRUCTURE AND THE BUILDING'S HEIGHT
6	G4	PRELIMINARY SITE GRADING AND DRAINAGE PLAN
8A	G5	PRELIMINARY LANDSCAPE PLANS
8B	G6	PRELIMINARY PLANTING SELECTIONS
10	G7	PRELIMINARY LIGHTING PLANS
11	G8	PARKING PLAN:
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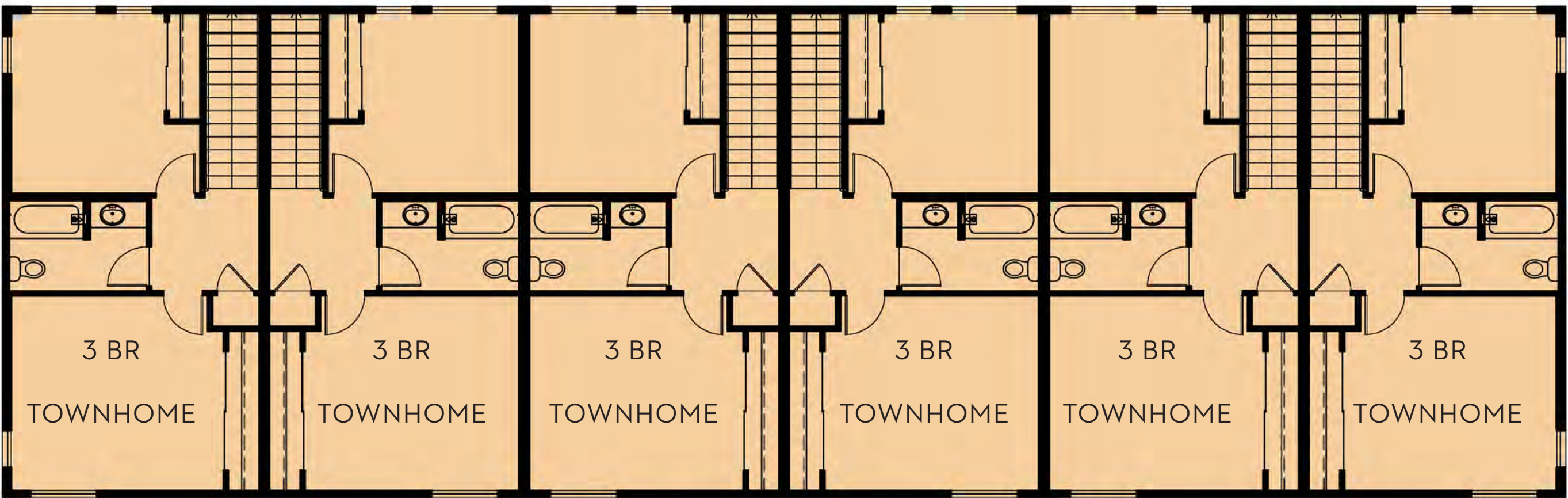


TYPICAL 1ST FLOOR



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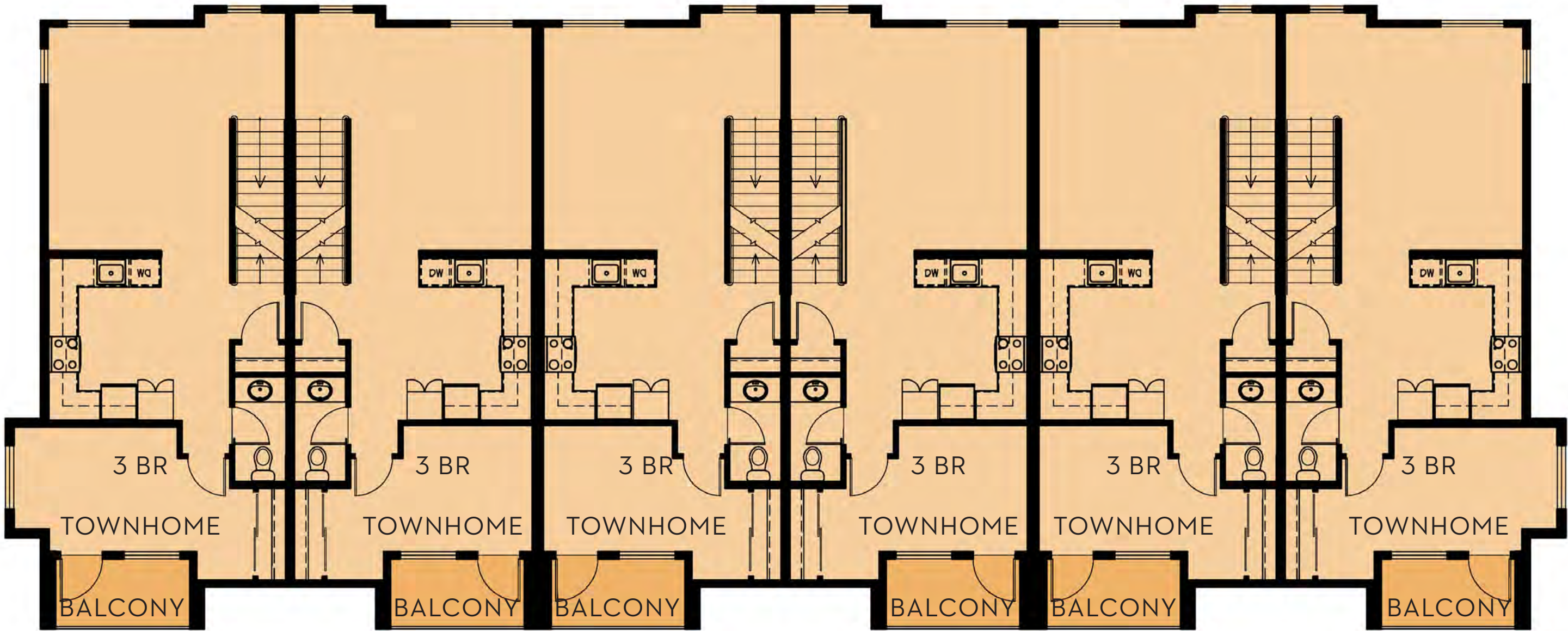
TYPICAL 3RD FLOOR



3 BR TOWNHOME UPPER LEVEL

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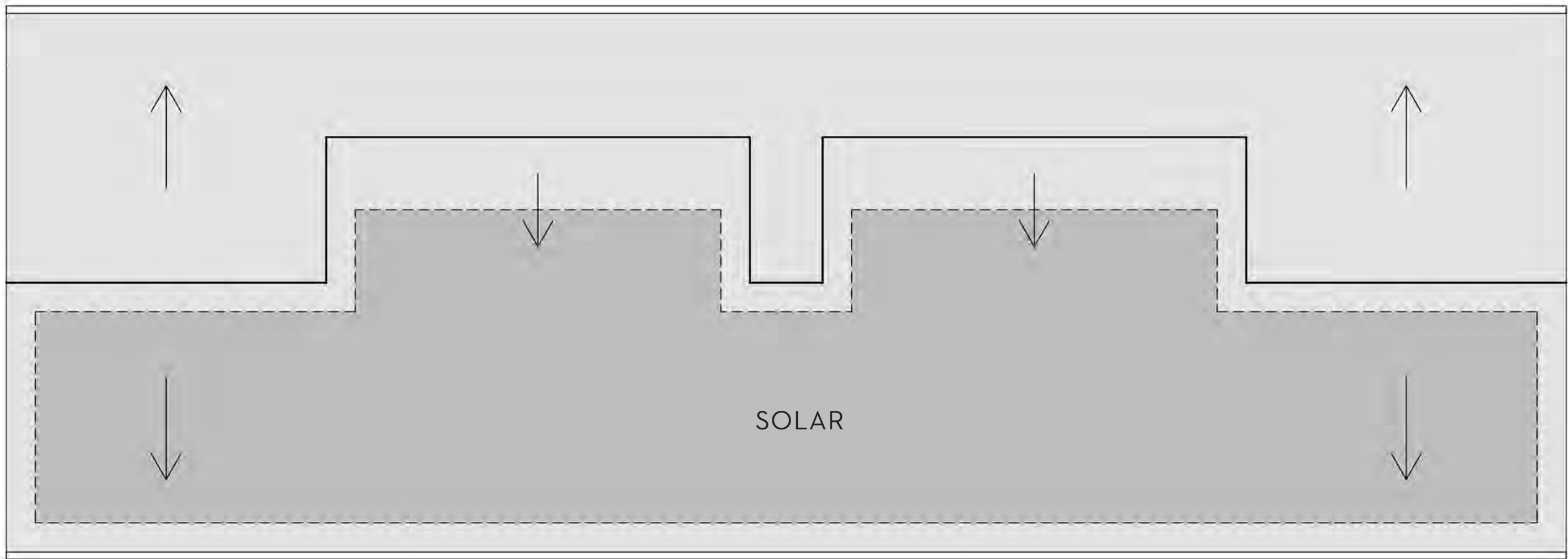
TYPICAL 2ND FLOOR



3 BR TOWNHOME LOWER LEVEL

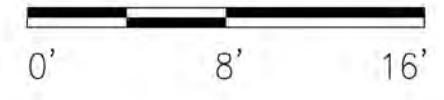
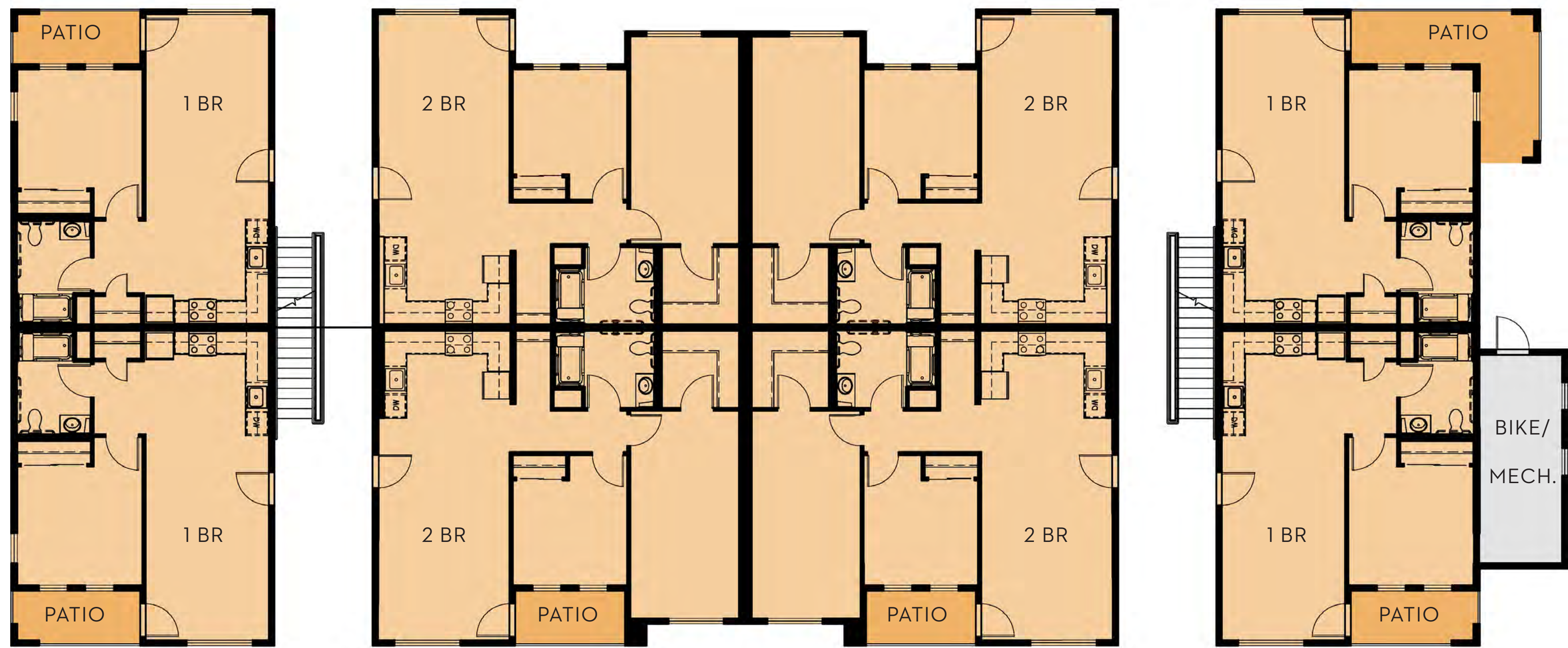
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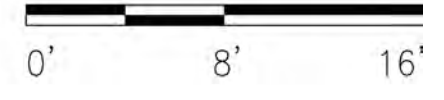
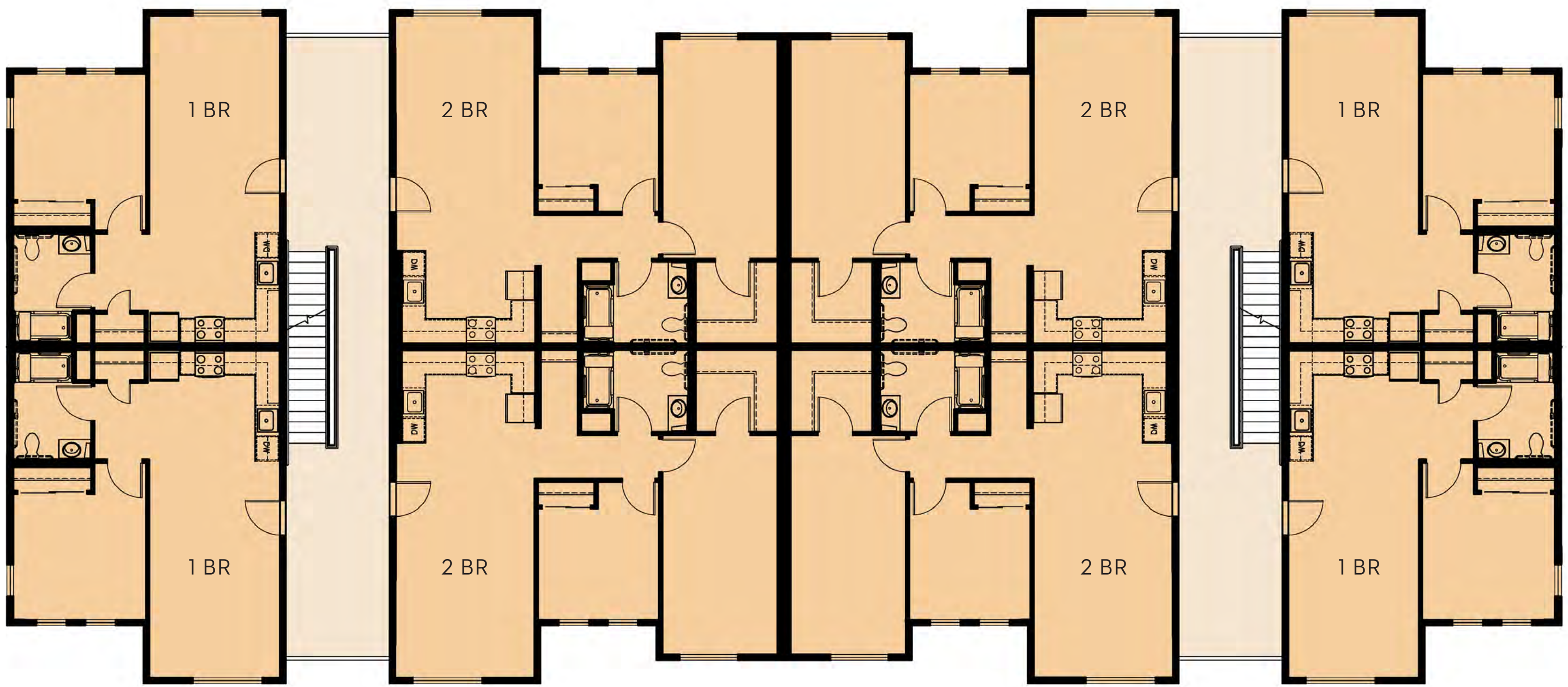


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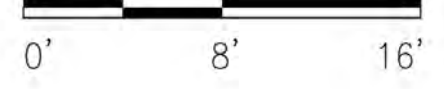
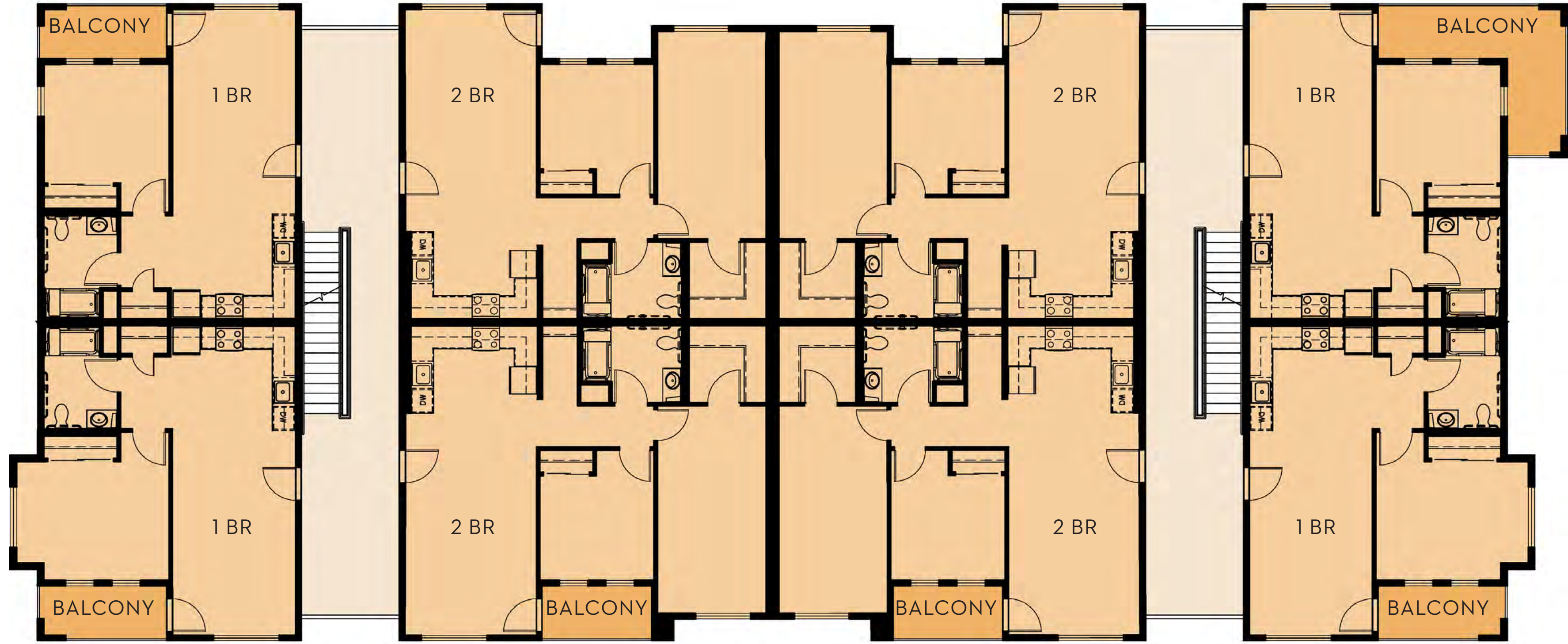
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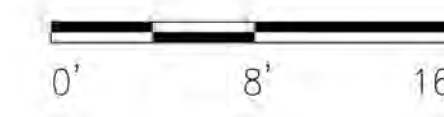
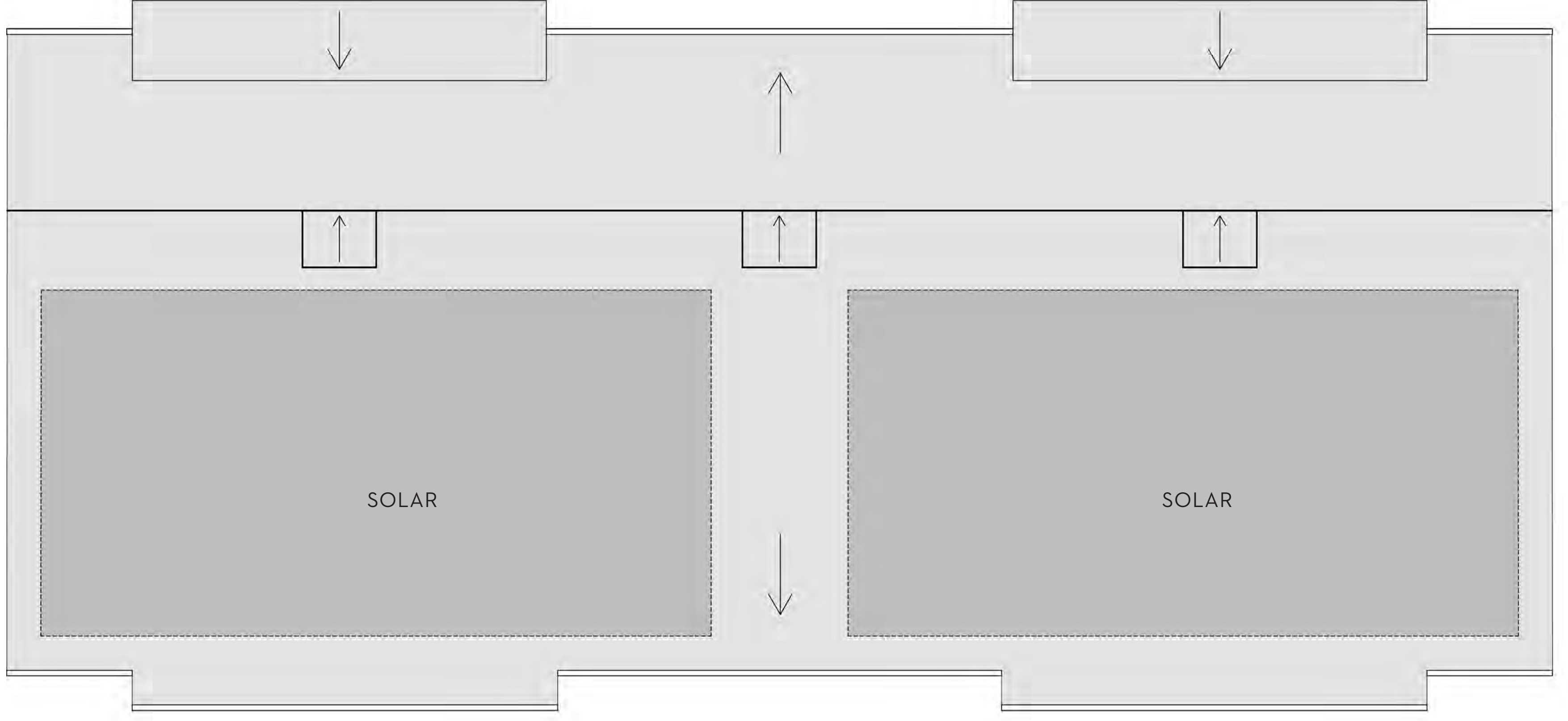
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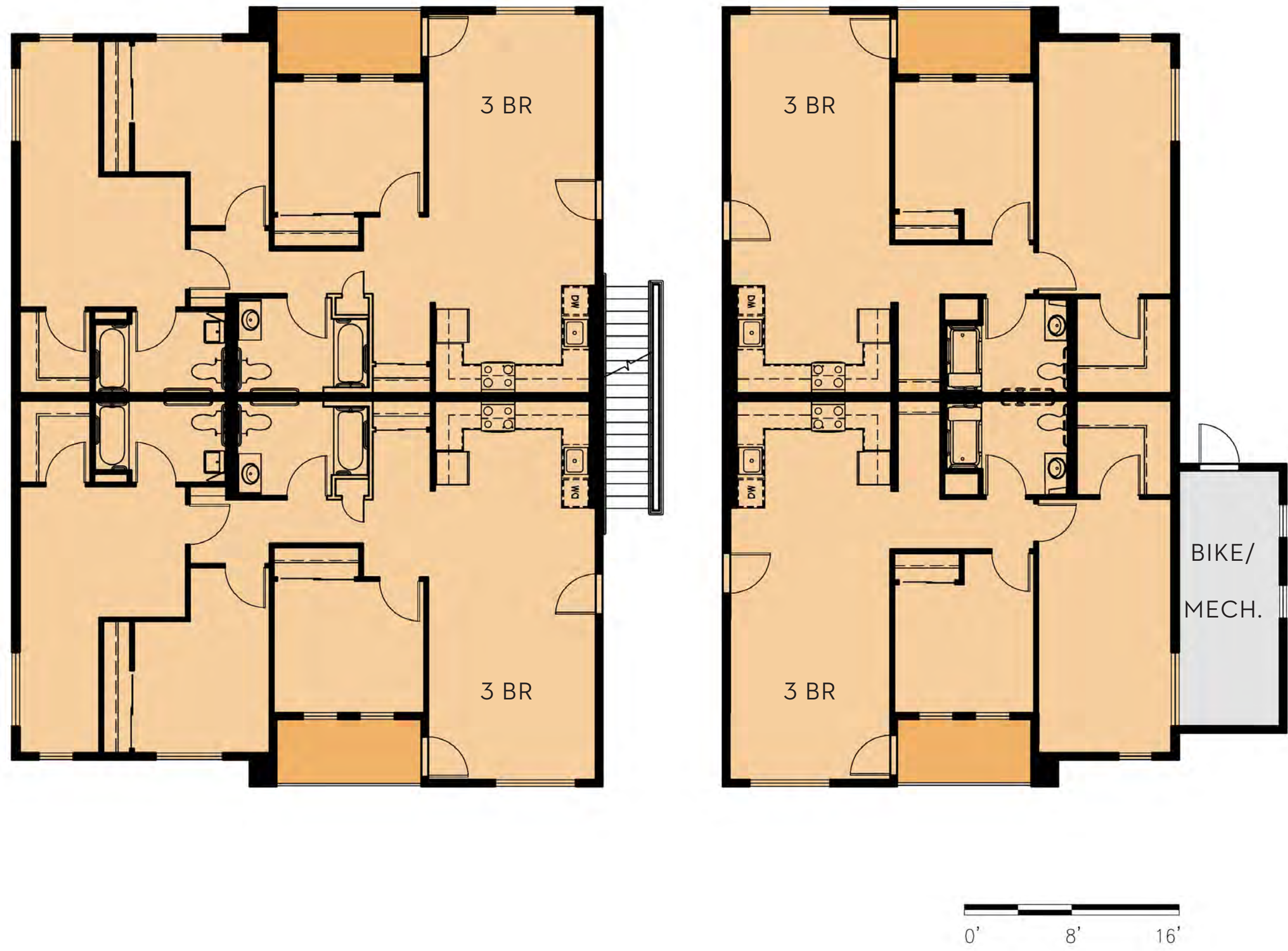
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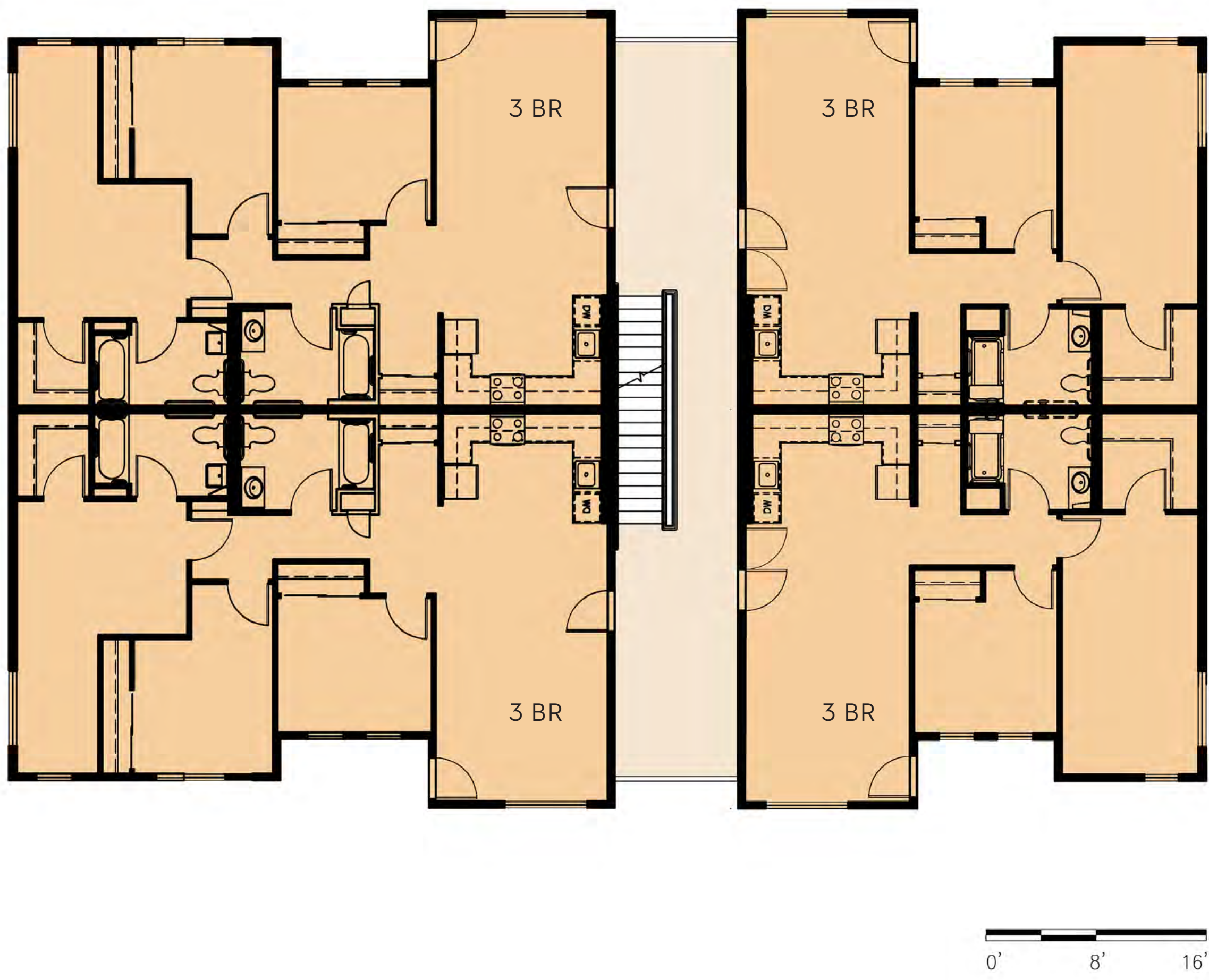
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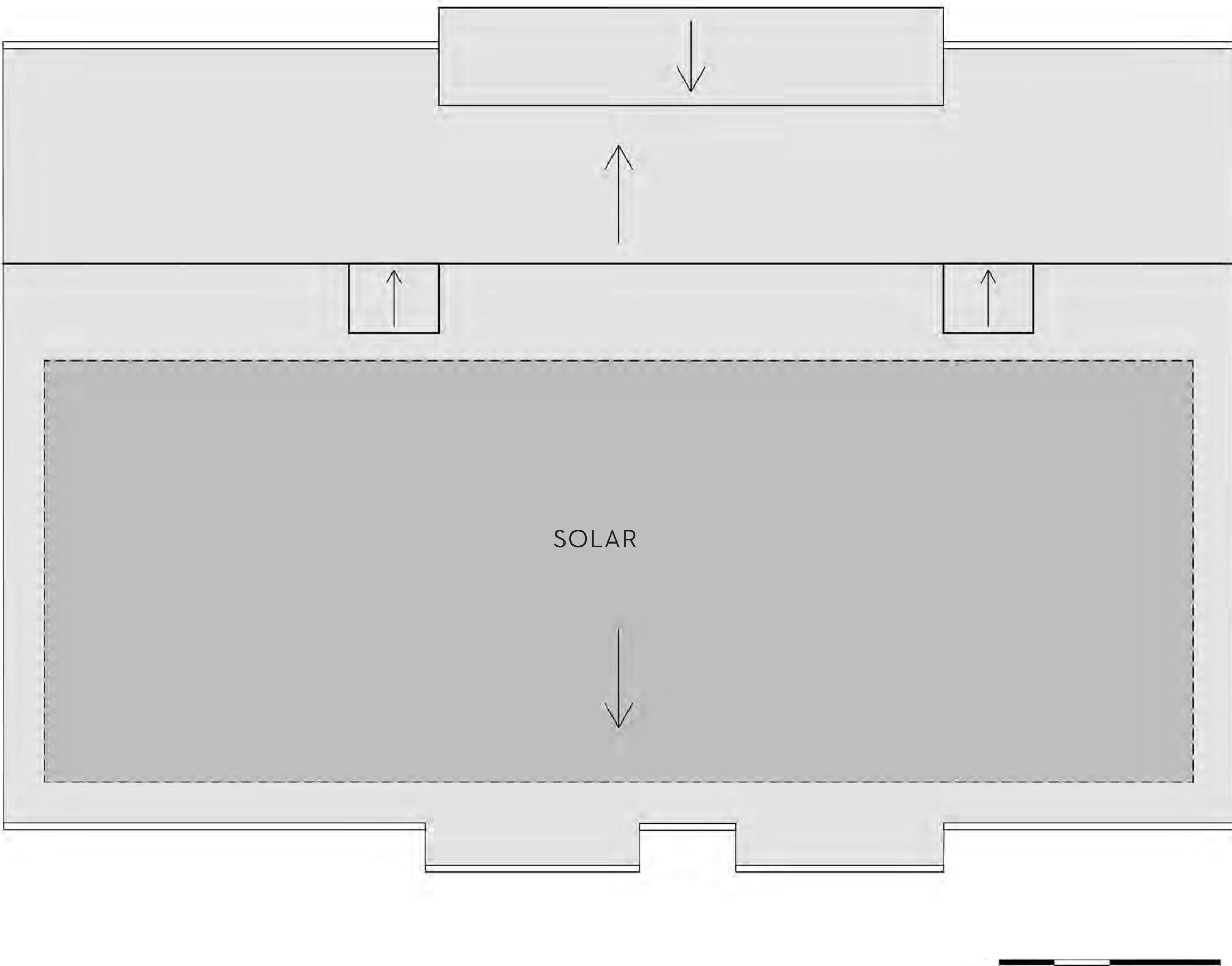
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TYPICAL 2ND FLOOR



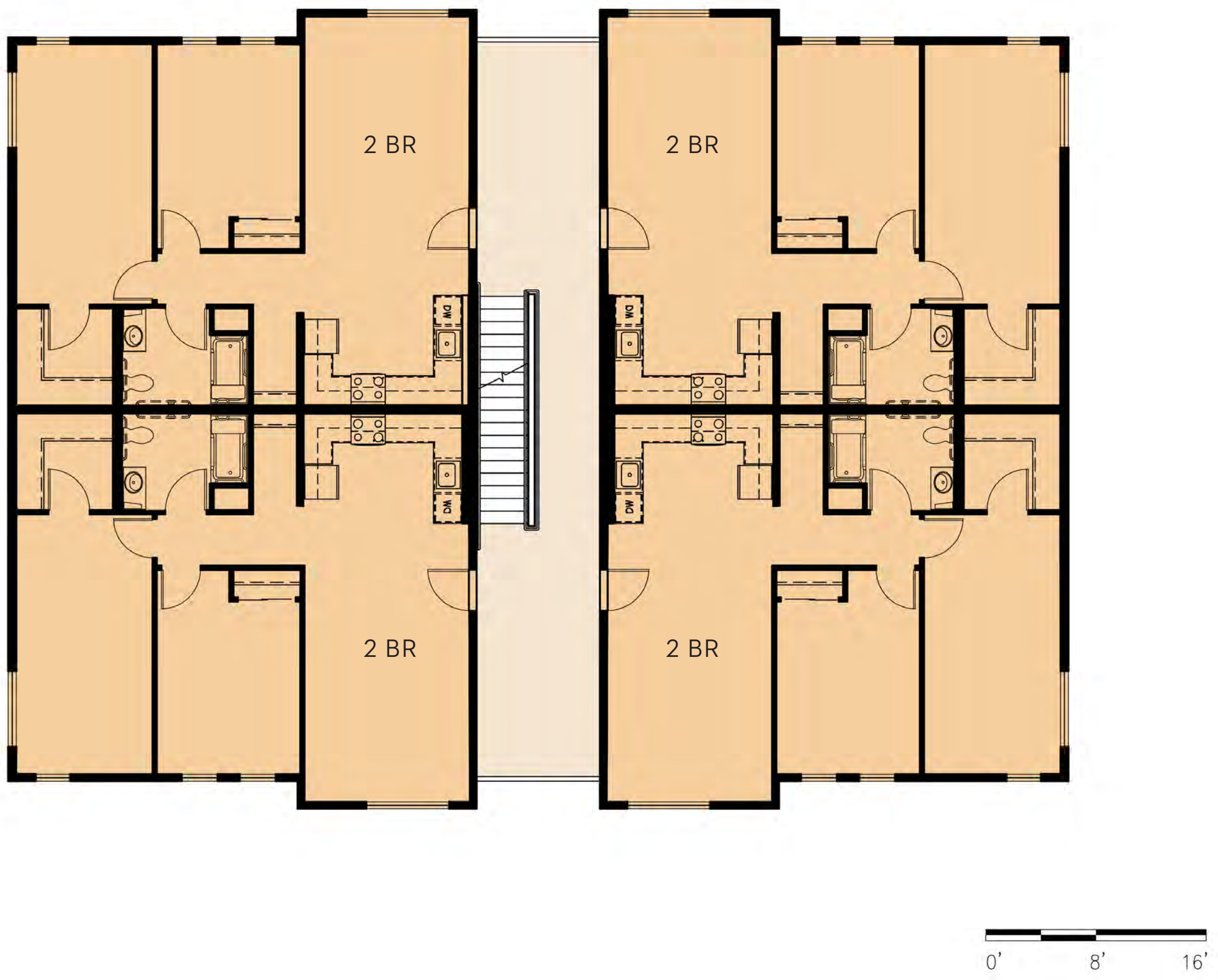
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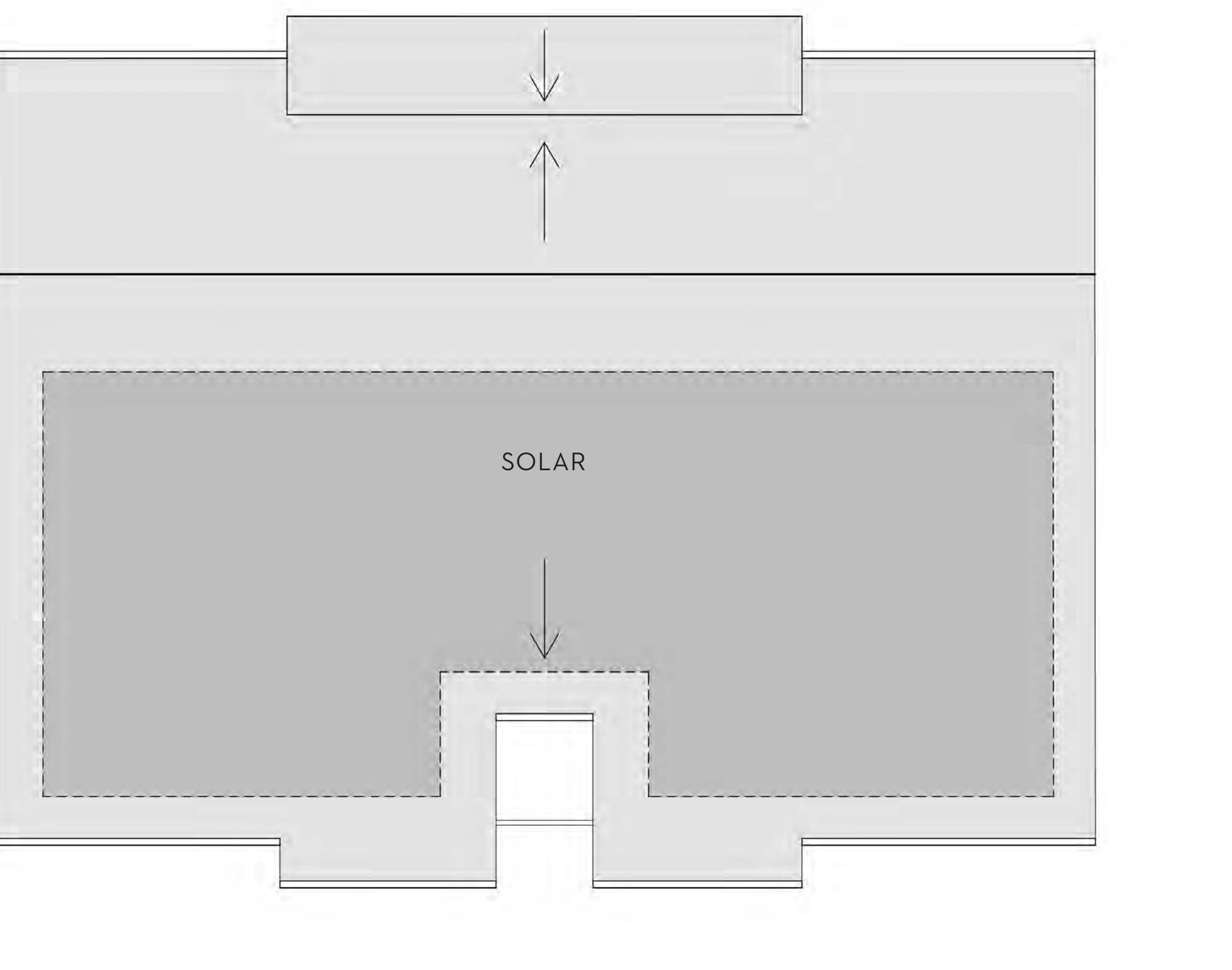
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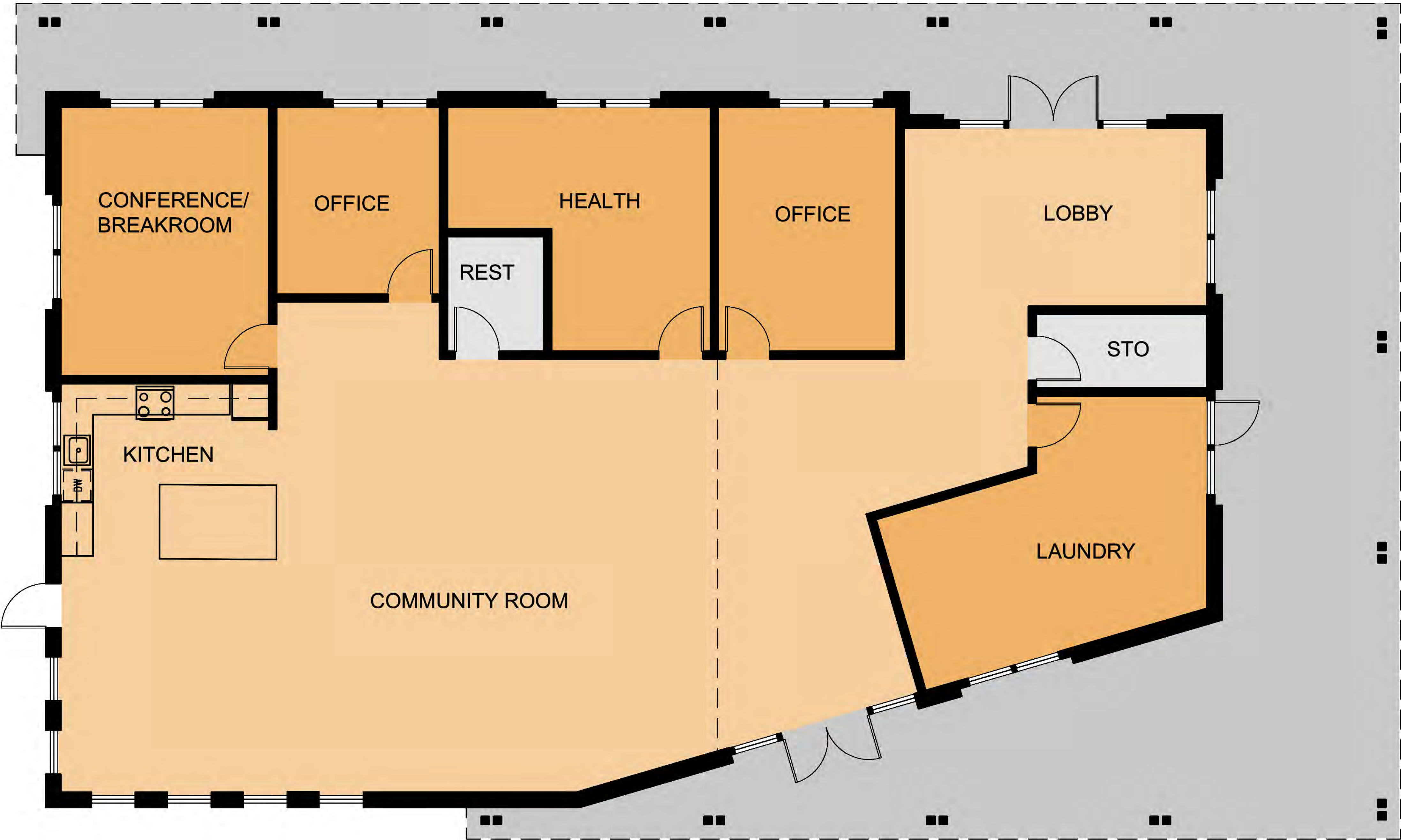


TYPICAL 2ND FLOOR



TYPICAL ROOF





AREA: 3,200 SF

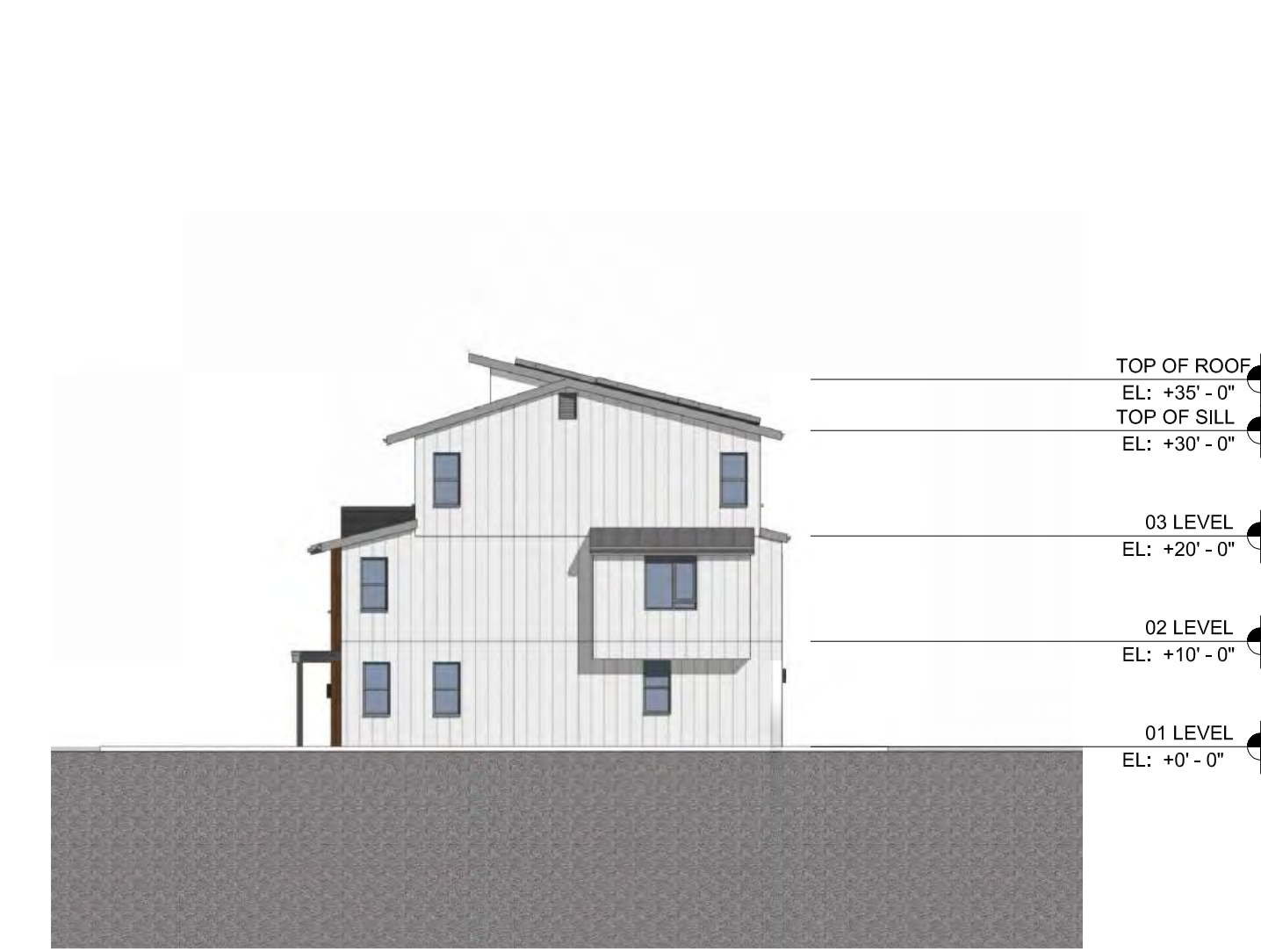
C1 BUILDING- FRONT ELEVATION



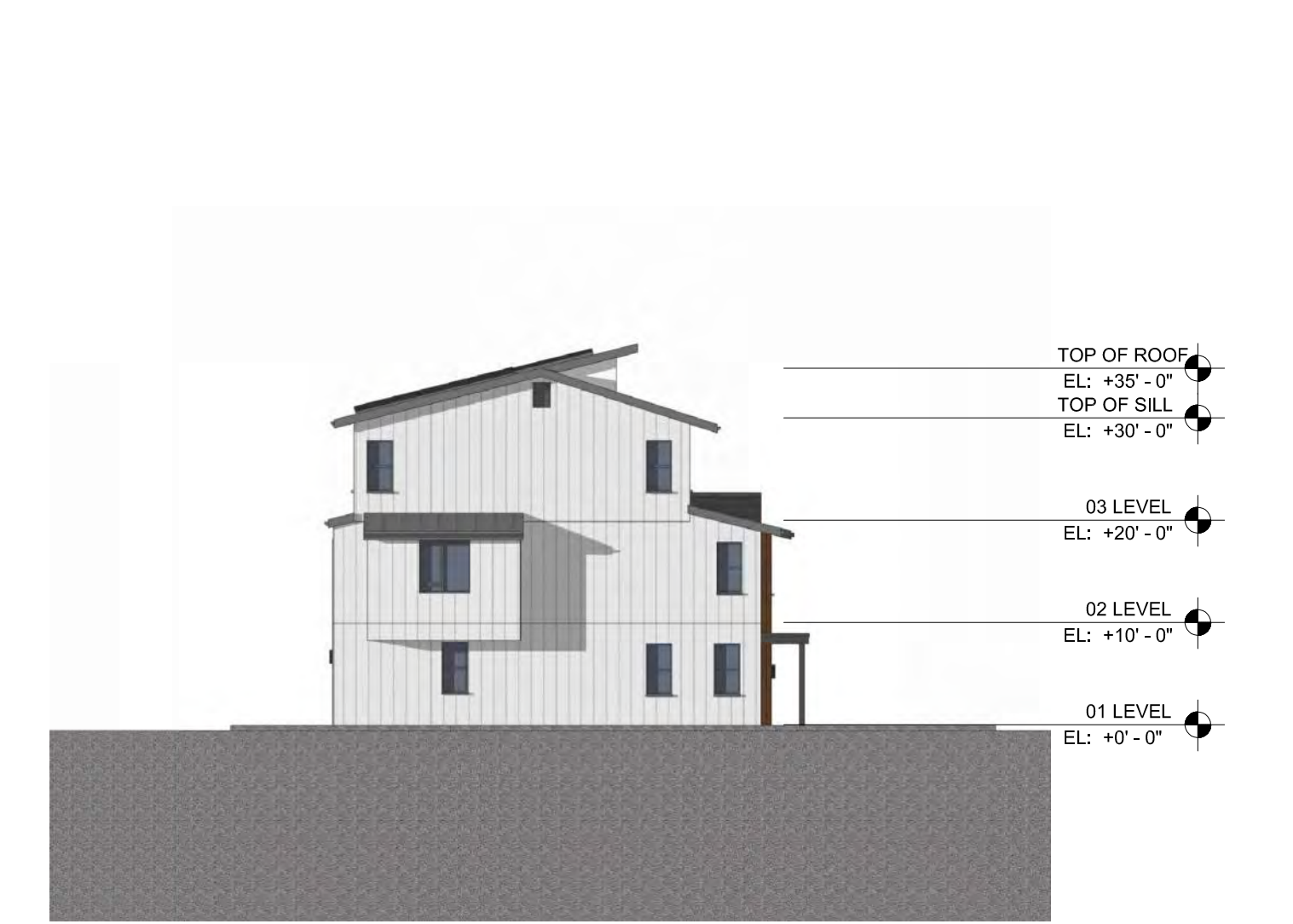
C1 BUILDING- REAR ELEVATION



C1 BUILDING- RIGHT ELEVATION



C1 BUILDING- LEFT ELEVATION



C2 BUILDING- FRONT ELEVATION



C2 BUILDING- REAR ELEVATION



C2 BUILDING- RIGHT ELEVATION



C2 BUILDING- LEFT ELEVATION



C3 BUILDING- FRONT ELEVATION



C3 BUILDING- REAR ELEVATION



C3 BUILDING- RIGHT ELEVATION



C3 BUILDING- LEFT ELEVATION



C5 BUILDING- FRONT ELEVATION



C5 BUILDING- REAR ELEVATION



C5 BUILDING- RIGHT ELEVATION



C5 BUILDING- LEFT ELEVATION



C10 BUILDING: COMMUNITY CENTER- FRONT ELEVATION



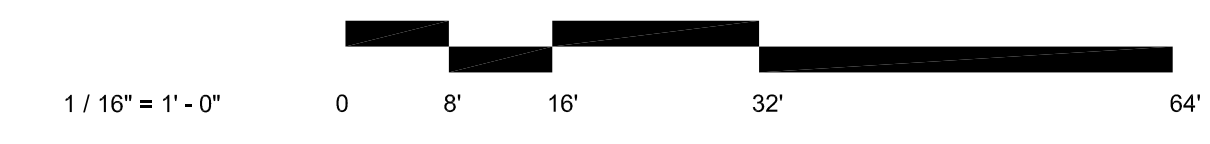
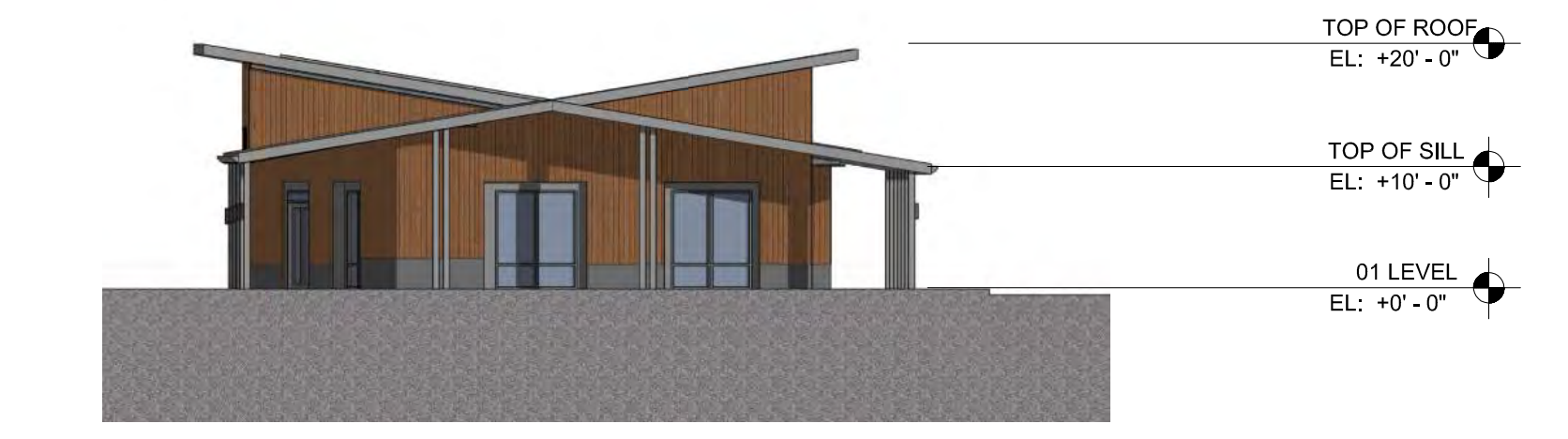
C10 BUILDING: COMMUNITY CENTER- REAR ELEVATION



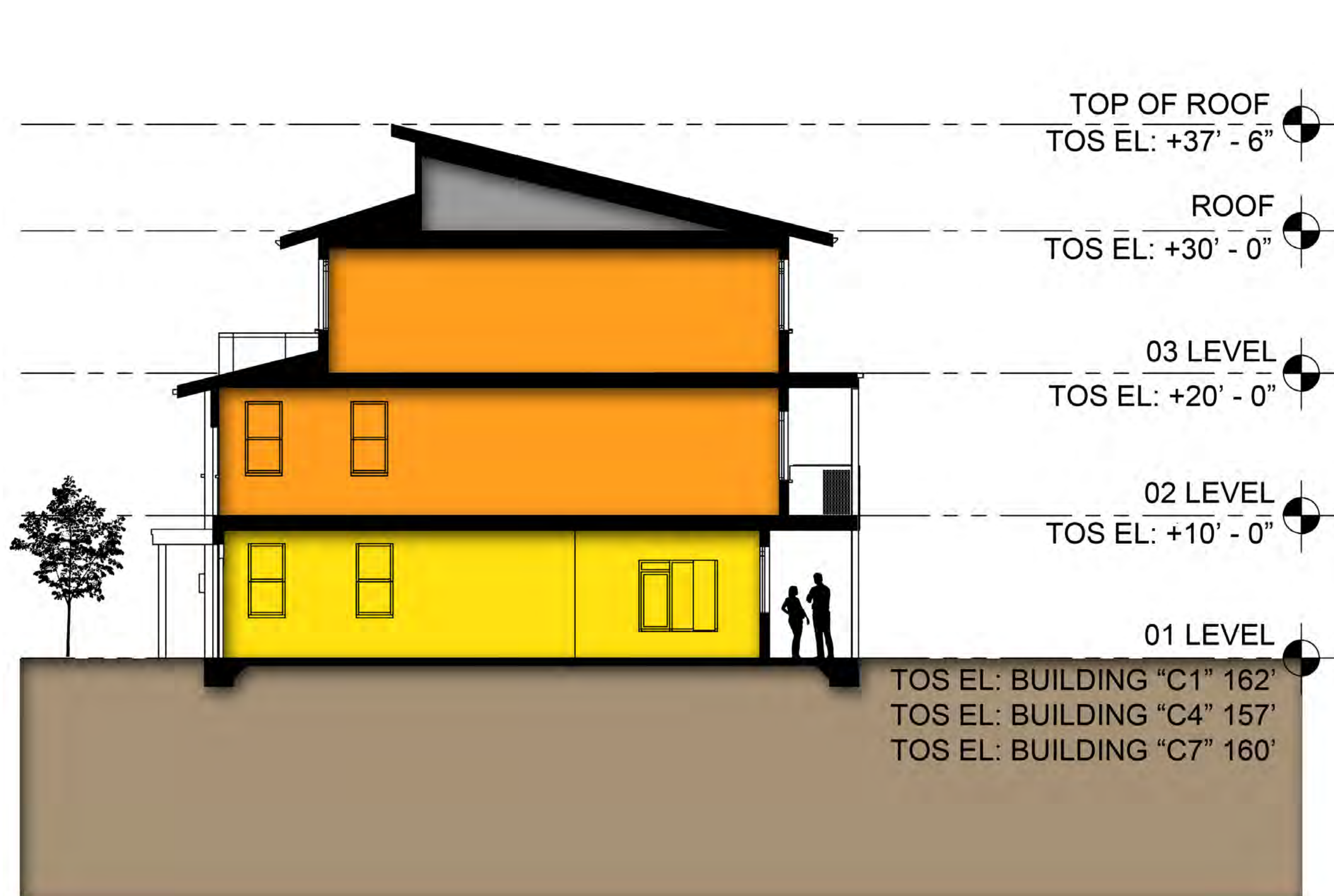
C10 BUILDING: COMMUNITY CENTER- RIGHT ELEVATION



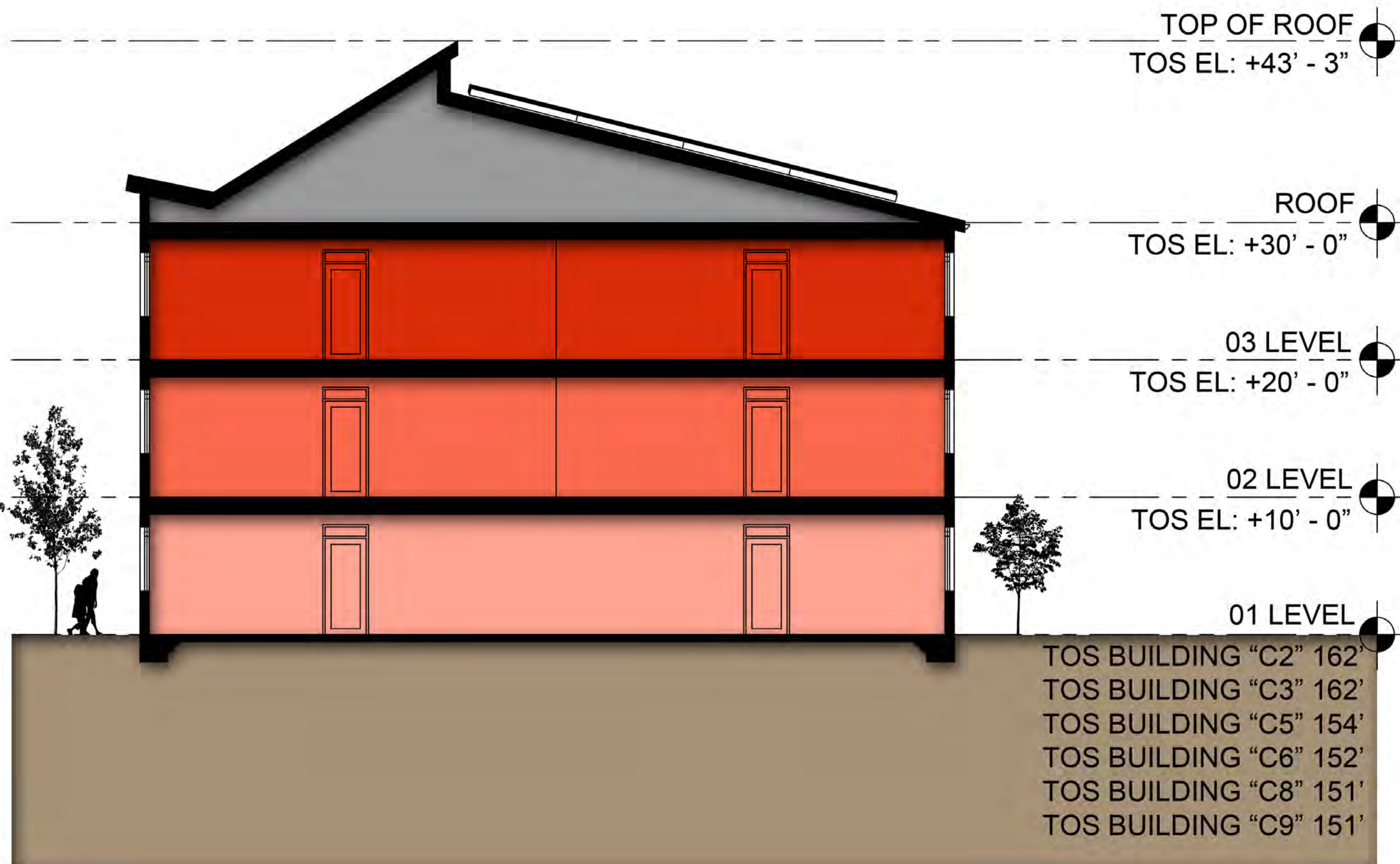
C10 BUILDING: COMMUNITY CENTER- LEFT ELEVATION



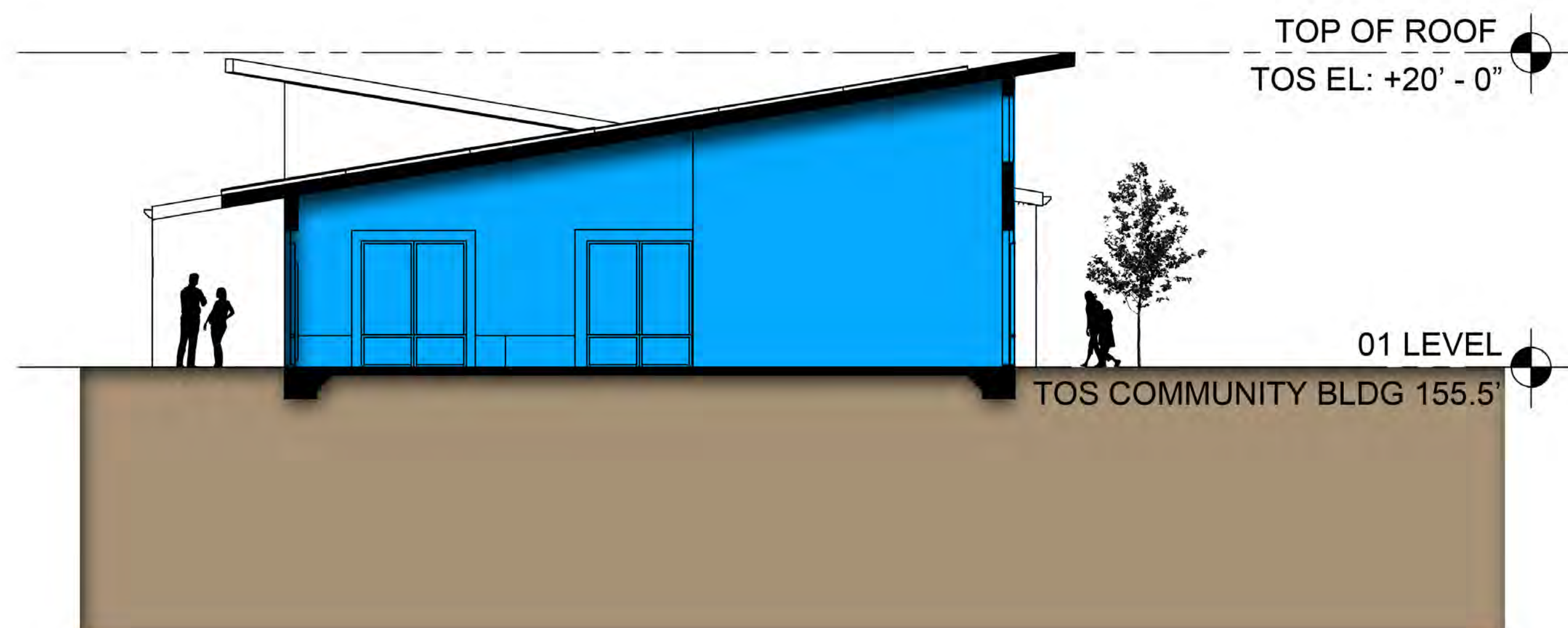
BUILDINGS C1, C4 AND C7- TYPICAL SECTION



BUILDINGS C2, C3, C6, C8 AND C9- TYPICAL SECTION



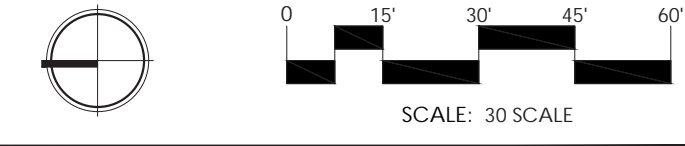
C10 BUILDING: COMMUNITY CENTER



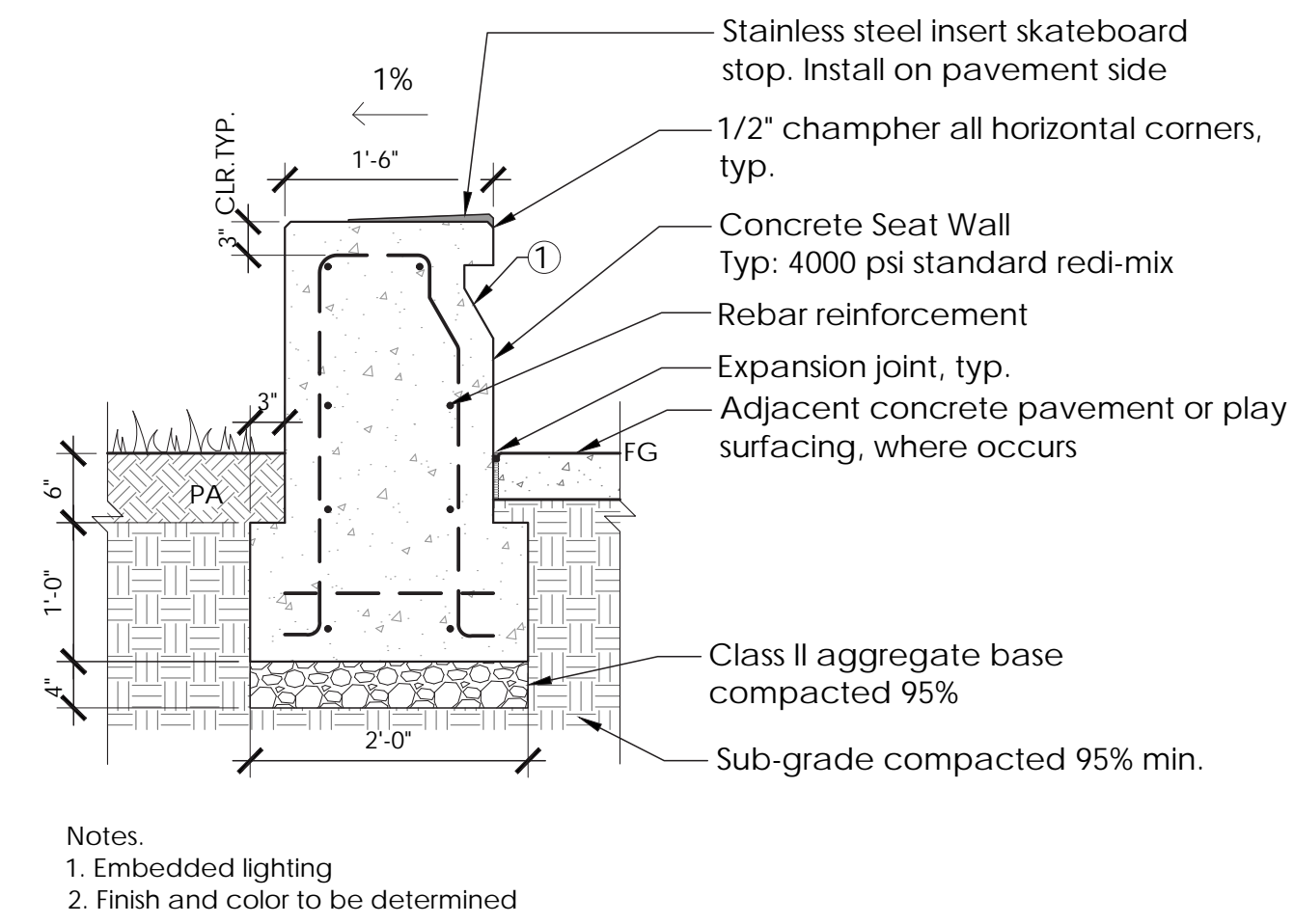
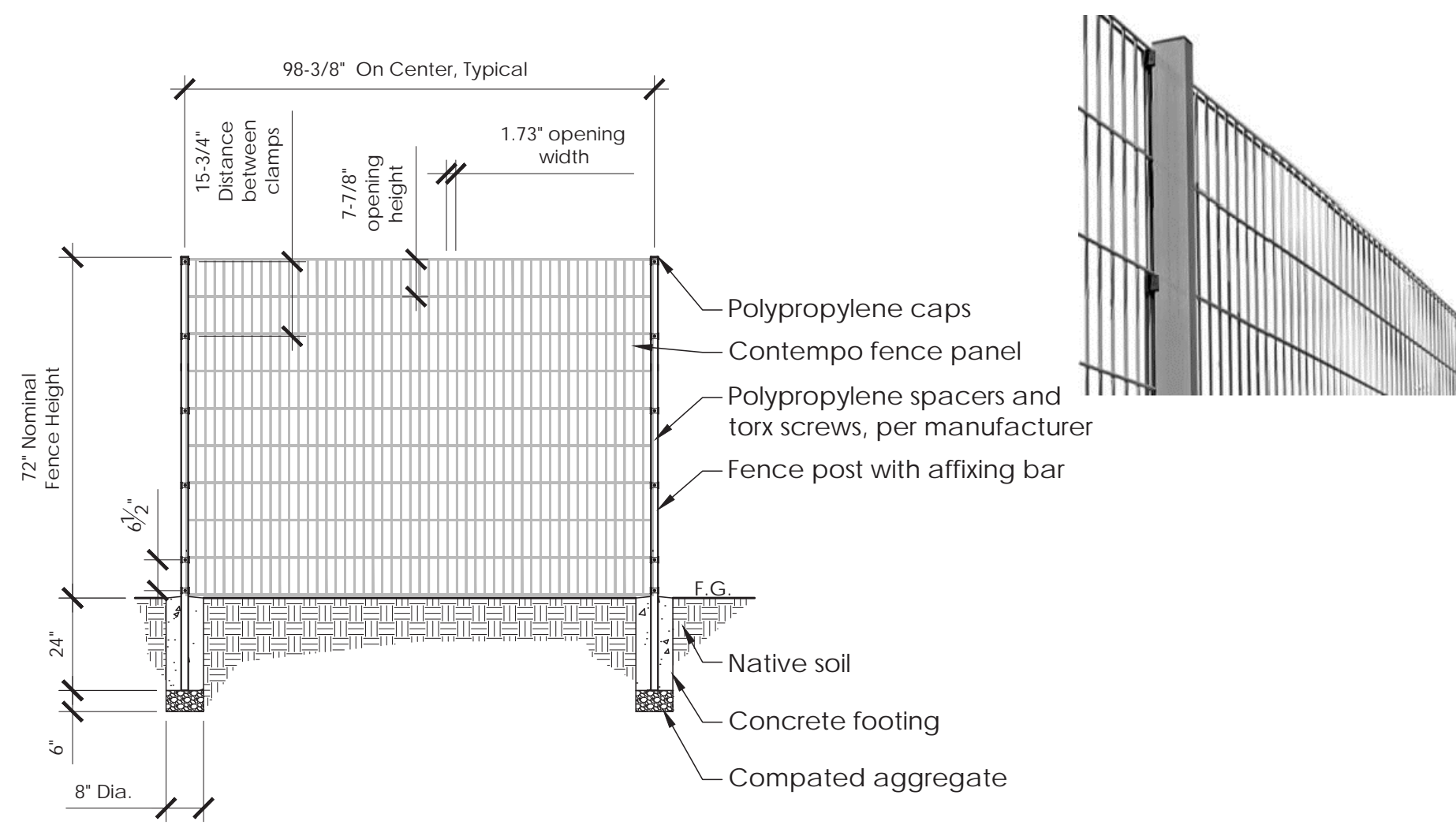


SITE LEGEND

	AC VEHICULAR PAVEMENT		TURF LAWN		CANOPY TREE TREE TYPE 1		EXISTING TREE CANOPY DRIP-LINE (APPROXIMATE, SEE CIVIL PLANS)
	CONCRETE PEDESTRIAN PAVEMENT		ORNAMENTAL UNDERSTORY PLANTING AREA 3 IRRIGATED LANDSCAPE		CANOPY TREE TREE TYPE 1		
	PERMEABLE GRANITE CONCRETE PAVEMENT		NATURAL UNDERSTORY PLANTING AREA 1 NON-IRRIGATED LANDSCAPE HYDROSEED DISTURBED AREA		ACCENT TREE TREE TYPE 3		
	FALL SURFACING - PLAYGROUND		ORNAMENTAL UNDERSTORY PLANTING AREA 3 BIORETENTION LANDSCAPE		OAKS AND BUFFER VEGETATION TREE TYPE 2 MITIGATION TREES		



BUILT SITE ELEMENTS



NOTE:
Installation to be completed in accordance with Manufacturer's specifications.

1 CONTEMPO 72" FENCE
NOT TO SCALE P-RE-HAN-23

2 CONCRETE LANDSCAPE WALL
NOT TO SCALE P-RE-HAN-03

SITE FURNISHINGS



Bike Racks
Manufacturer: Maglin
Model: Iconic, 2300 series
Installation: Surface Mount



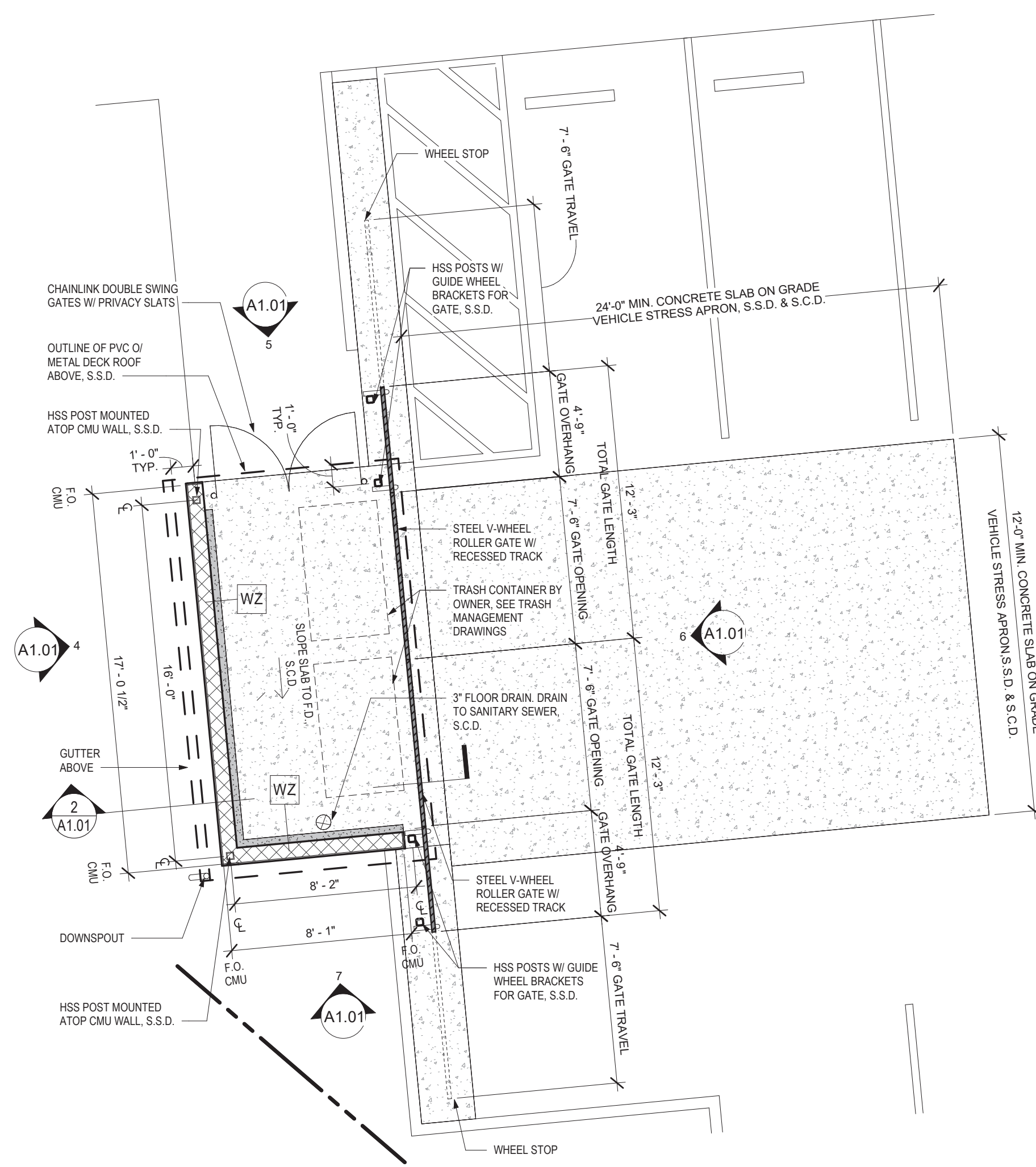
Waste Cans
Manufacturer: Maglin
Model: Lexicon, 1500 series
Options: Rain Shield
2 Streams - Recycling and Garbage
Installation: Surface Mount



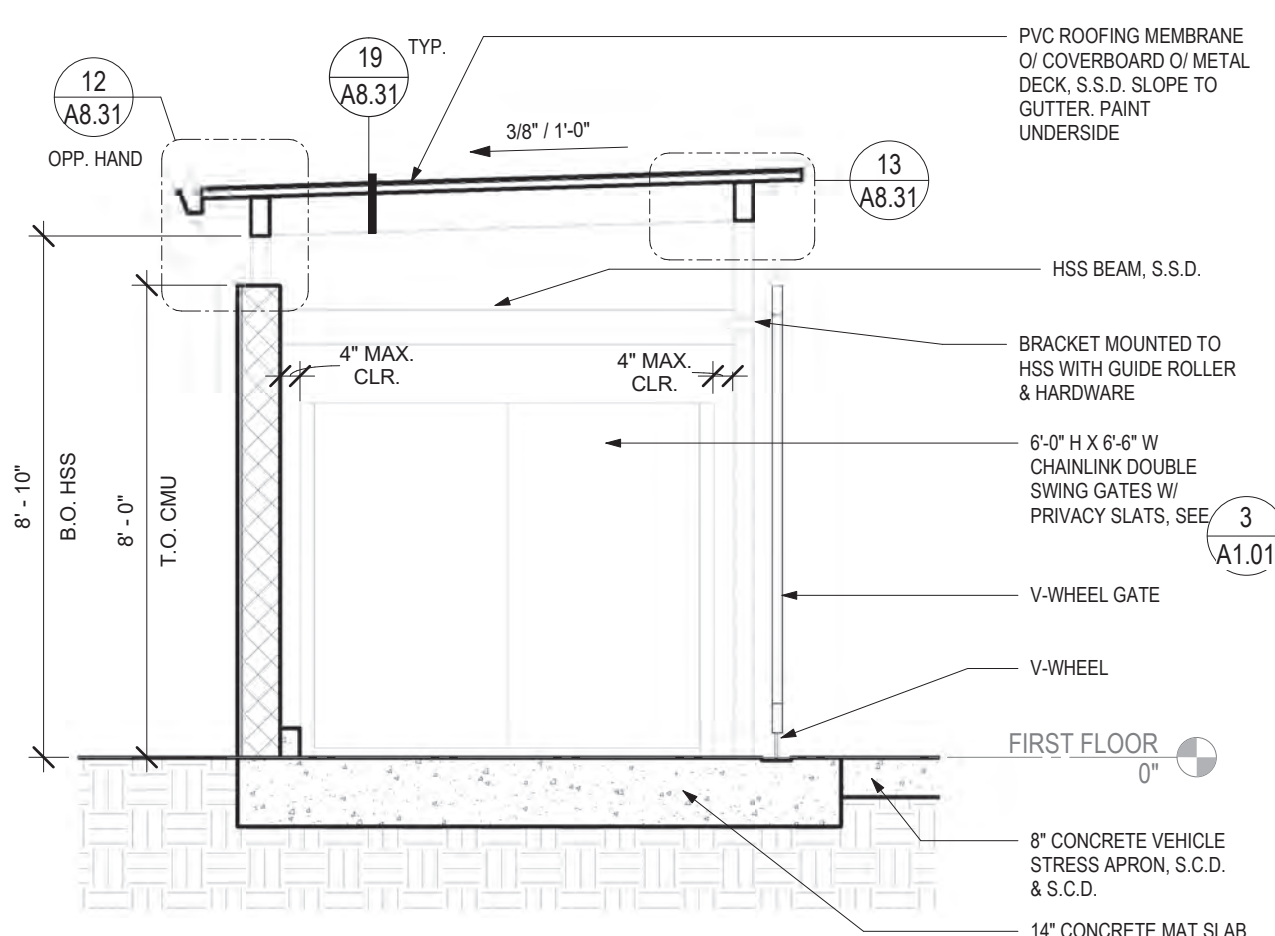
Bench
Manufacturer: Maglin
Model: 1050 Backed Benches
Seat Material: HDPE Recycled Plastic
Installation: Surface Mount



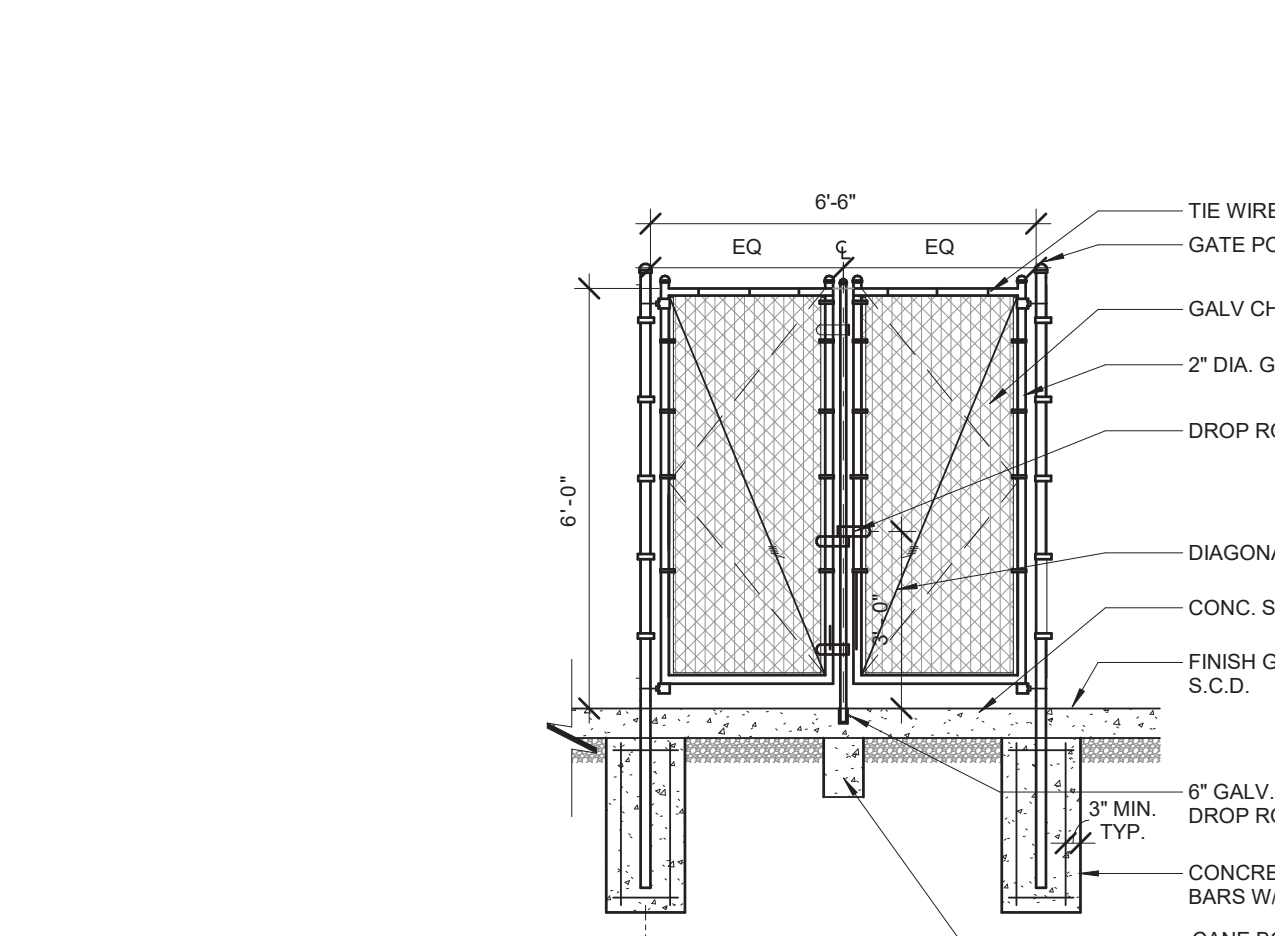
Picnic Table
Manufacturer: Maglin
Model: 210 Cluster Seating
Seat & Table Top Material: HDPE Recycled Plastic
Installation: Surface Mount on Concrete Pavement
In-ground in Decomposed Granite



1 TRASH ENCLOSURE PLAN
1/4" = 1'-0"



2 TRASH ENCLOSURE SECTION
3/8" = 1'-0"

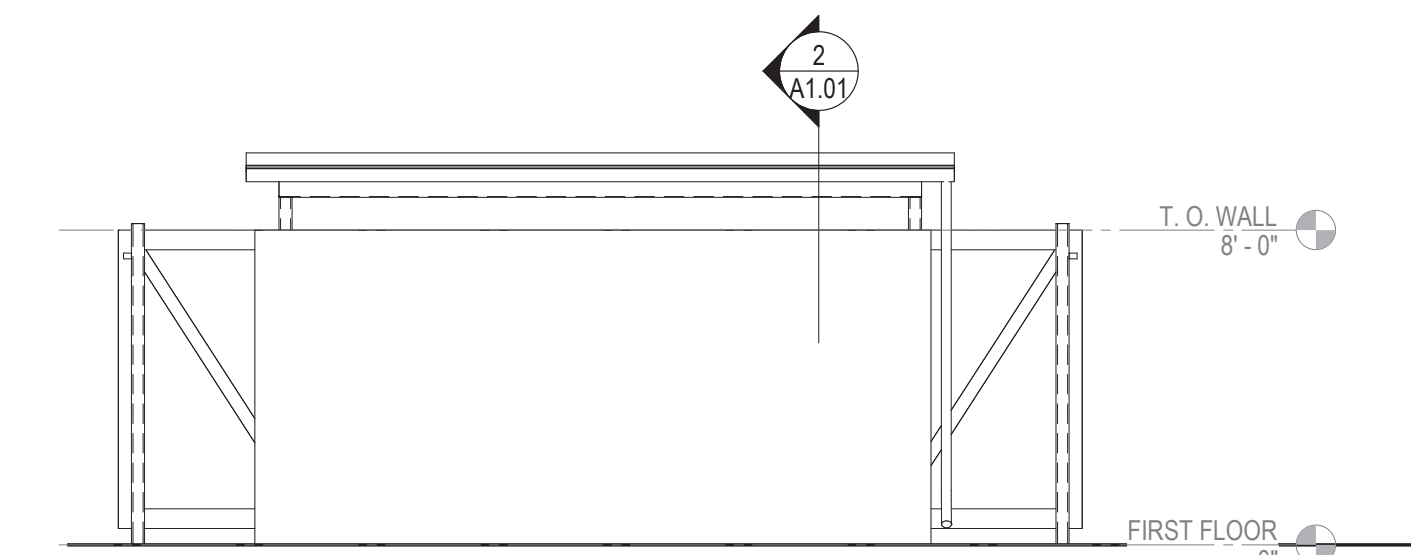


3 CHAINLINK DOUBLE SWING MAINTENANCE GATES
3/8" = 1'-0"

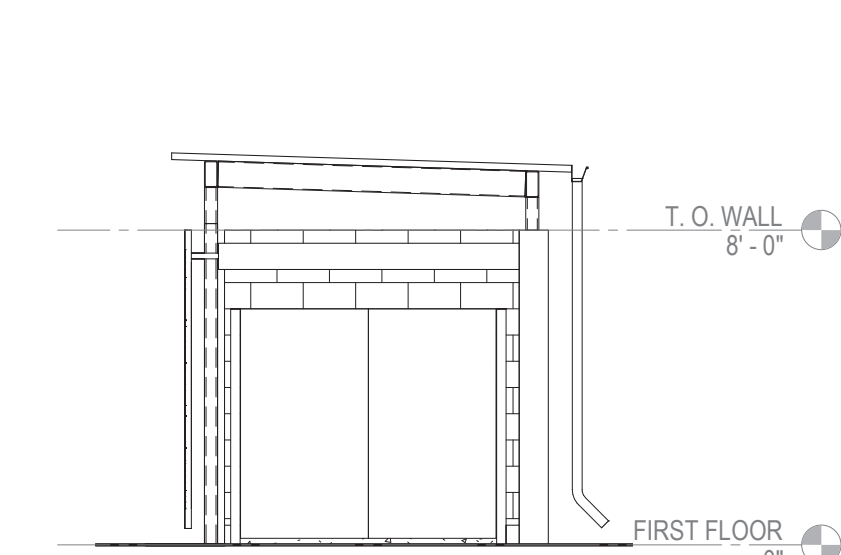
MATERIAL LEGEND - PLANS

- WALL TYPE 8" FULLY GROUTED CMU WALL W/ CEMENT PLASTER FINISH. SEE A8.00
- (WZ)
- 4" W X 6" H DUMPSTER WHEEL STOP CONCRETE CURB
- CONCRETE SLAB, S.C.D & S.S.D.
- STEEL V-WHEEL ROLLER GATE W/ RECESSED TRACK. HARDWARE TO BE MANUAL. GATE TO BE STEEL FRAME W/ STEEL INFILL PERFORATED PANELS.

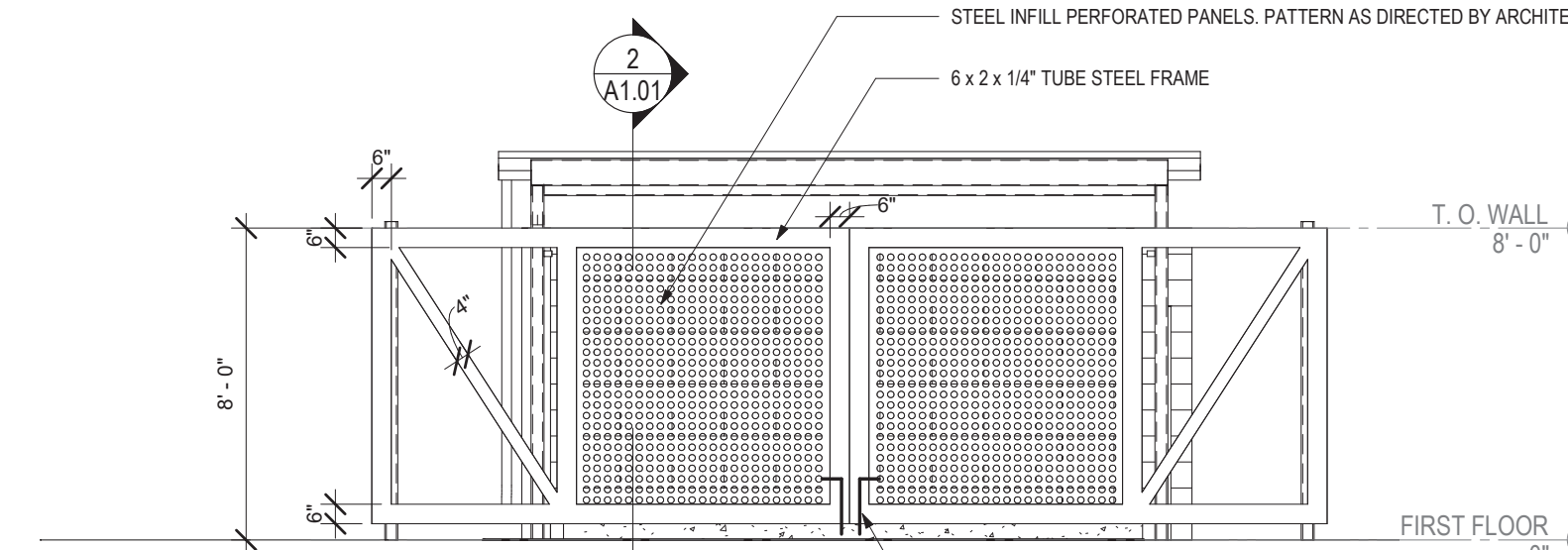
NOTE: VEHICLE CONCRETE STRESS APRON TO WITHSTAND A 70,000 LB VEHICLE. PER CITY OF SANTA CLARA PUBLIC WORK DEPT GUIDELINES, MINIMUM REQUIREMENT FOR 60,000 LBS



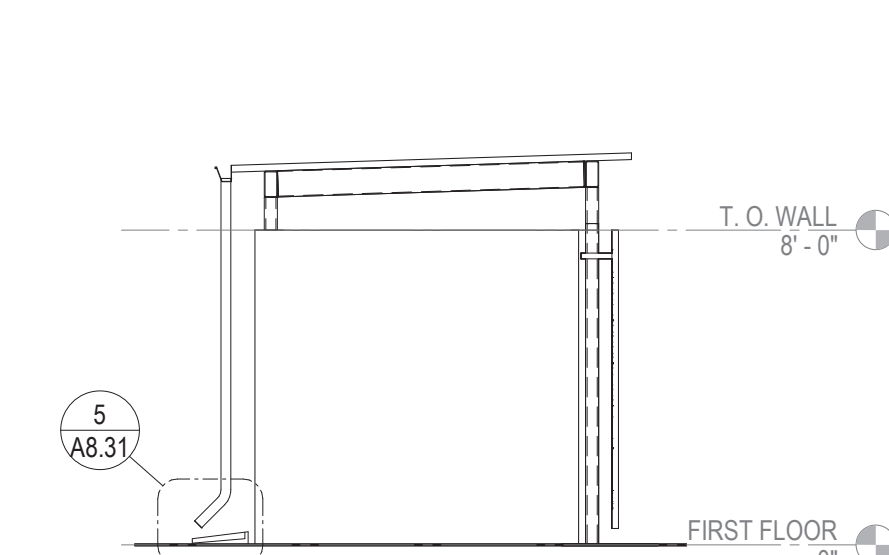
4 TRASH ENCLOSURE WEST ELEVATION
1/4" = 1'-0"



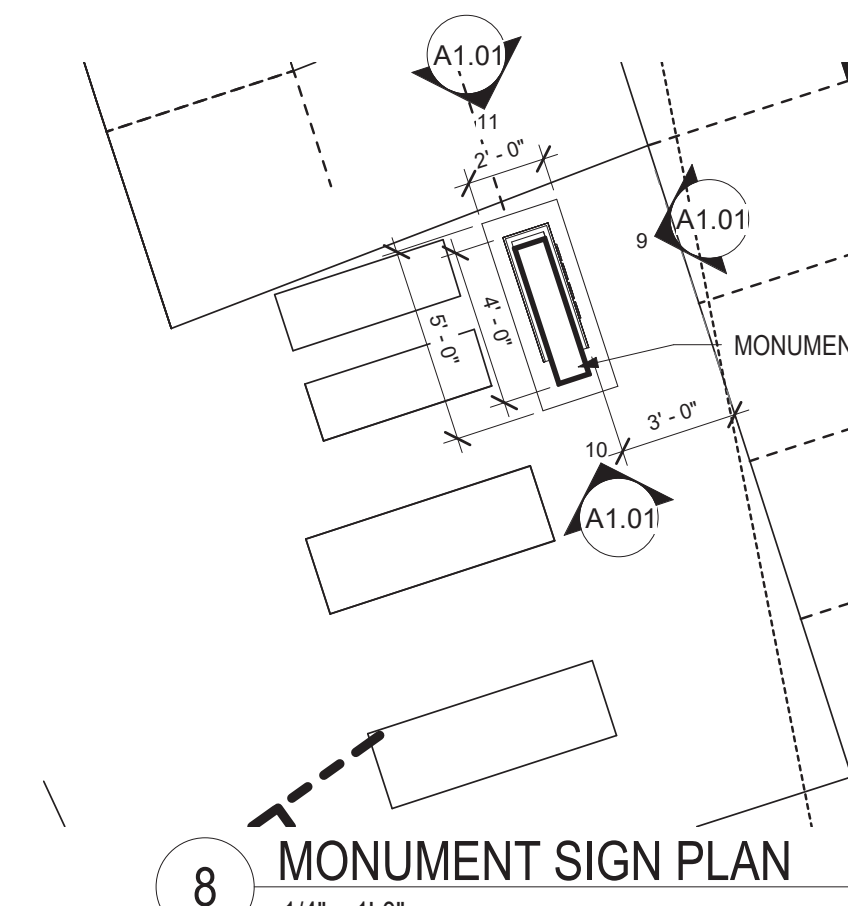
5 TRASH ENCLOSURE NORTH ELEVATION
1/4" = 1'-0"



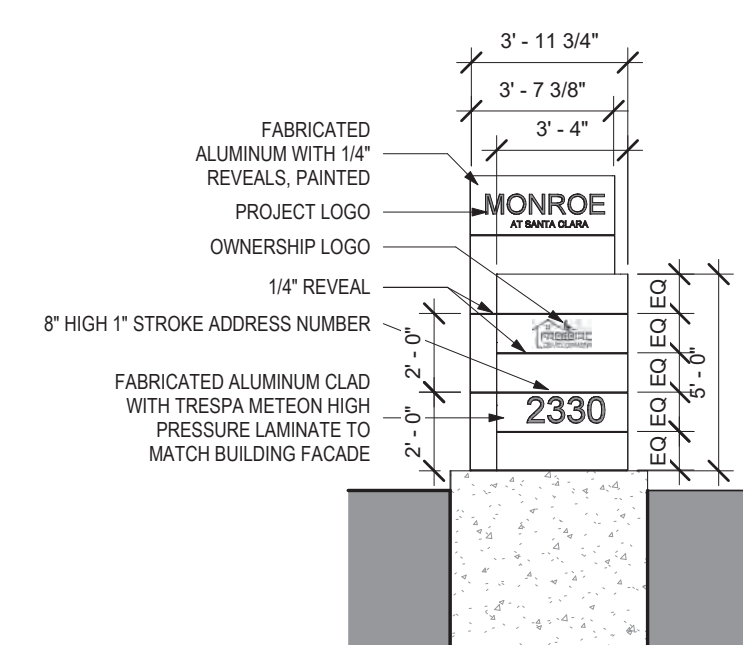
6 TRASH ENCLOSURE EAST ELEVATION
1/4" = 1'-0"



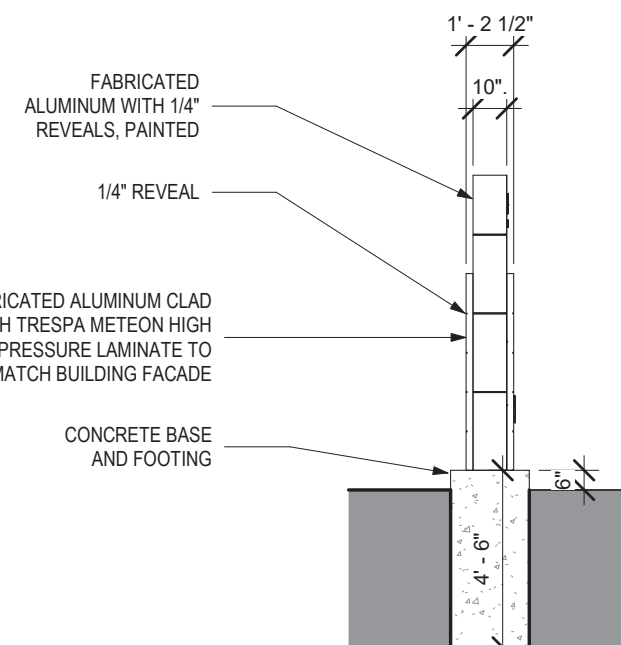
7 TRASH ENCLOSURE SOUTH ELEVATION
1/4" = 1'-0"



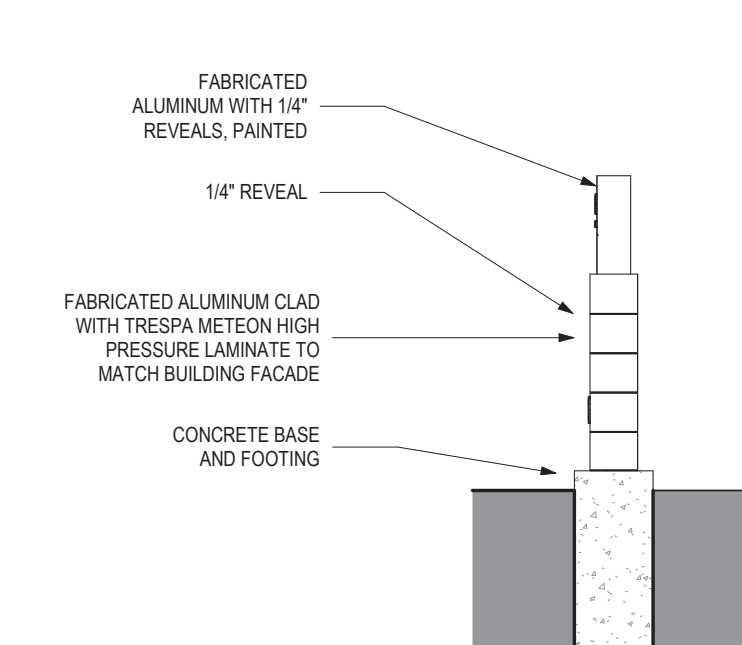
8 MONUMENT SIGN PLAN
1/4" = 1'-0"



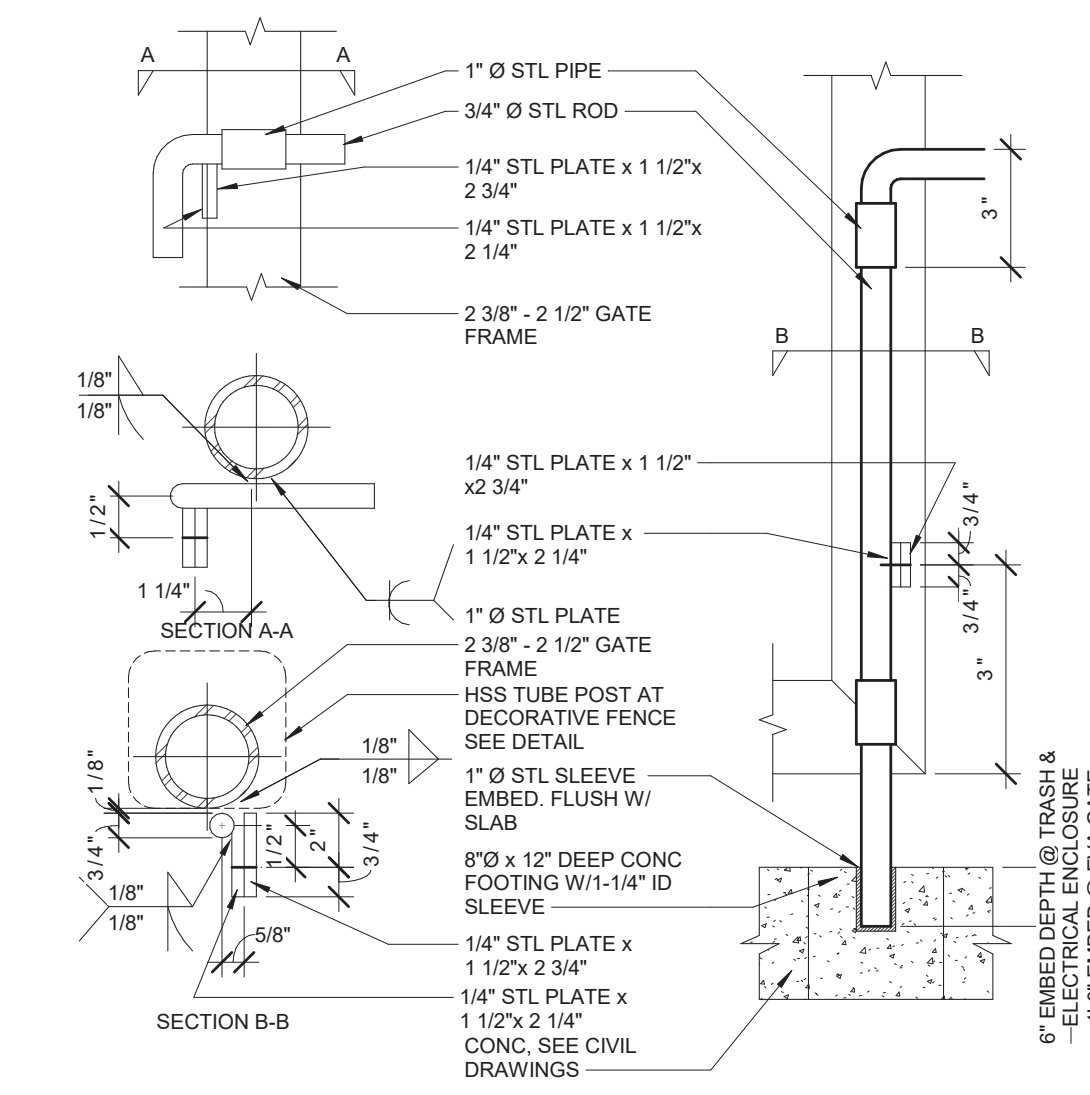
9 MONUMENT SIGN FRONT ELEVATION
1/4" = 1'-0"



10 MONUMENT SIGN SIDE ELEVATION 1
1/4" = 1'-0"



11 MONUMENT SIGN SIDE ELEVATION 2
1/4" = 1'-0"



12 CANE BOLT DETAIL
1/4" = 1'-0"

CANDIDATE PLANT LIST

CANOPY TREES - TYPE 1	COMMON NAME	SIZE	WATER USE	SPACING
Celtis occidentalis 'Chicagoland'	Chicagoland Hackberry	24"box	Low	Per Plan
Ginkgo biloba 'Autumn Gold'	Autumn Gold Maidenhair Tree	36"box	Low	Per Plan
Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Maidenhair Tree	36"box	Low	Per Plan
Pistacia chinensis	Chinese Pistache	24"box	Low	Per Plan
Platanus x acerifolia 'Columbia'	Columbia London Plane Tree	24"box	Medium	Per Plan
Zelkova serrata	Japanese Zelkova	24"box	Low	Per Plan
OAKS AND BUFFER - TYPE 2	COMMON NAME	SIZE	WATER USE	SPACING
Acer macrophyllum	Big Leaf Maple	15 gal	Medium	Per Plan
Quercus douglasii	Blue Oak	36"box	Low	Per Plan
Quercus kelloggii	California Black Oak	36"box	Low	Per Plan
Quercus lobata	Valley Oak	24"box	Low	Per Plan
ACCENT TREE - TYPE 3	COMMON NAME	SIZE	WATER USE	SPACING
Acacia leaephylia	Willow Wattle	15 gal	Low	Per Plan
Acacia stenophylla	Shoestring Acacia	25 gal	Low	Per Plan
Aloe x 'Hercules'	Hercules Aloe	24"box	Low	Per Plan
Cornus kousa x nuttallii 'KN4-43'	Starlight® Kousa Dogwood	36"box	Medium	Per Plan
Magnolia x 'Yellow Bird'	Yellow Bird Magnolia	36"box	Medium	Per Plan
Vitex agnus-castus	Chaste Tree	24"box	Low	Per Plan

PLANTING AREA 3: ORNAMENTAL UNDERSTORY

SHRUBS	COMMON NAME	SIZE	WATER USE	SPACING
Arctostaphylos densiflora 'Howard McMinn'	Howard McMinn Vine Hill Manzanita	5 gal	Low	Per Plan
Blechnum chilense	Chilean Hard Fern	5 gal	Medium	Per Plan
Callistemon viminalis 'Little John'	Little John Weeping Bottlebrush	5 gal	Low	Per Plan
Callistemon x 'Cane's Hybrid'	Cane's Hybrid Bottlebrush	15 gal	Low	Per Plan
Dodonaea viscosa 'Emerald Ice'	Emerald Ice Hopseed Bush	15 gal	Low	Per Plan
Grevillea victoriae	Royal Grevillea	5 gal	Low	Per Plan
Mahonia aquifolium	Oregon Grape	5 gal	Medium	Per Plan
Mahonia eurybracteata 'Soft Caress'	Soft Caress Mahonia	2 gal	Low	Per Plan
Mahonia x media 'Marvel'	Marvel Mahonia	2 gal	Low	Per Plan
Myrica californica	Pacific Wax Myrtle	5 gal	Low	Per Plan
Pittosporum tenuifolium 'Golf Ball'	Golf Ball Tawhiwhi	5 gal	Medium	Per Plan
Pittosporum tobira 'Oakleaf'	Oak Leaf Japanese Pittosporum	15 gal	Low	Per Plan
Pittosporum tobira 'Turner's Dwarf'	Turner's Dwarf Japanese Pittosporum	5 gal	Low	Per Plan
Polystichum munitum	Western Sword Fern	1 gal	Medium	Per Plan
Rosmarinus officinalis 'Roman Beauty'	Roman Beauty Rosemary	1 gal	Low	Per Plan
Westringia fruticosa	Coast Rosemary	5 gal	Low	Per Plan
Westringia fruticosa 'Smoky'	Smoky Coast Rosemary	5 gal	Low	Per Plan
Woodwardia fimbriata	Giant Chain Fern	5 gal	Medium	Per Plan

BIORETENTION PLANTINGS	COMMON NAME	SIZE	WATER USE	SPACING
Achillea millefolium 'Sonoma Coast'	Sonoma Coast Common Yarrow	1 gal	Low	Per Plan
Chondropetalum tectorum 'El Campo'	El Campo Cape Rush	5 gal	Low	Per Plan
Juncus pallidus	Hammer's Rush	1 gal	Low	Per Plan
Juncus patens 'Elk Blue'	Spreading Rush	1 gal	Low	Per Plan
Rhodocoma foliosa	Rhodocoma	1 gal - 18" ht.	Low	Per Plan
Spiraea douglasii	Western Spiraea	1 gal	Medium	Per Plan
Zauschneria cana 'Silver Select'	California Fuchsia	1 gal	Low	Per Plan

GRASSES/GRASS-LIKE	COMMON NAME	SIZE	WATER USE	SPACING
Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Blue Grama	1 gal	Low	Per Plan
Calamagrostis foliosa	Reed Grass	1 gal	Low	Per Plan
Festuca californica 'Phil's Silver'	Phil's Silver California Fescue	1 gal	Low	Per Plan
Festuca mairei 'Greenlee's Form'	Greenlee Atlas Fescue	1 gal	Low	Per Plan
Lomandra longifolia	Mat Rush	1 gal	Low	Per Plan
Muhlenbergia rigens	Deer Grass	1 gal	Low	Per Plan
Stipa gigantea	Giant Feather Grass	1 gal	Medium	Per Plan
Yucca filamentosa 'Color Guard'	Color Guard Adam's Needle	1 gal	Low	Per Plan
Yucca pallida 'Blue Powder'	Blue Powder Pale-leaf Yucca	1 gal	Low	Per Plan

PERENNIALS	COMMON NAME	SIZE	WATER USE	SPACING
Achillea filipendulina 'Coronation Gold'	Coronation Gold Fernleaf Yarrow	1 gal	Low	Per Plan
Asclepias speciosa 'Davis'	Davis Showy Milkweed	4" pots	Low	Per Plan
Aster chilensis 'Point St. George'	Point St. George Pacific Aster	1 gal	Low	Per Plan
Bubline frutescens 'Hallmark'	Hallmark Bulbine	1 gal	Low	Per Plan
Dianella caerulea 'DBB03'	Cassa Blue™ Flax Lily	1 gal	Medium	Per Plan
Dianella tasmanica	Flax Lily	1 gal	Medium	Per Plan
Eriogonum fasciculatum 'Warriner Lytle'	Warriner Lytle California Buckwheat	4" pots	Low	Per Plan
Eriogonum grande rubescens	Red Buckwheat	4" pots	Low	Per Plan
Heuchera maxima	Island Alum Root	1 gal	Medium	Per Plan
Phlomis purpurea	Purple Phlomis	1 gal	Low	Per Plan
Phlomis russelliana	Jerusalem Sage	1 gal	Low	Per Plan
Rudbeckia nitida 'Herbstsonne'	Autumn Sun Coneflower	1 gal	Medium	Per Plan
Salvia chamaedryoides	Mexican Blue Sage	1 gal	Low	Per Plan
Salvia clevelandii 'Pozo Blue'	Pozo Blue Cleveland Sage	1 gal	Low	Per Plan
Salvia elegans	Pineapple Sage	1 gal	Medium	Per Plan
Salvia spathacea 'Avis Keedy'	Avis Keedy Hummingbird Sage	1 gal	Low	Per Plan
Salvia x 'Waverly'	Waverly Sage	1 gal	Low	Per Plan
Sedum spectabile 'Matrona'	Stonecrop	1 gal	Low	Per Plan
Solidago lepidota	Western Goldenrod	1 gal	Low	Per Plan
Zauschneria cana	California Fuchsia	1 gal	Low	Per Plan

VINES	COMMON NAME	SIZE	WATER USE	SPACING
Vitis californica 'Russian River'	California Wild Grape	5 gal	Low	Per Plan

GROUND COVERS	COMMON NAME	SIZE	WATER USE	SPACING
Arctostaphylos x 'John Dourley'	John Dourley Manzanita	1 gal	Low	48" On Center
Arctostaphylos x 'Pacific Mist'	Pacific Mist Manzanita	1 gal	Low	48" On Center
Dorycnium hirsutum	Hairy Canary Clover	1 gal	Low	36" O.C.
Grevillea lanigera 'Jade Mound'	Jade Mound Grevillea	1 gal	Low	48" On Center
Grevillea x gaudichaudii	Grevillea	1 gal	Low	5'-0" O.C.

PLANTING AREA 1: NATURAL UNDERSTORY Native, Unirrigated Hydroseed

CANDIDATE PLANT PALETTE CHARACTER



DESCRIPTION:

Native, low water, habitat creating, low maintenance plant palette designed to create a sense of place and fit well into the Sonoma county landscape vernacular.

EXISTING SITE TREES

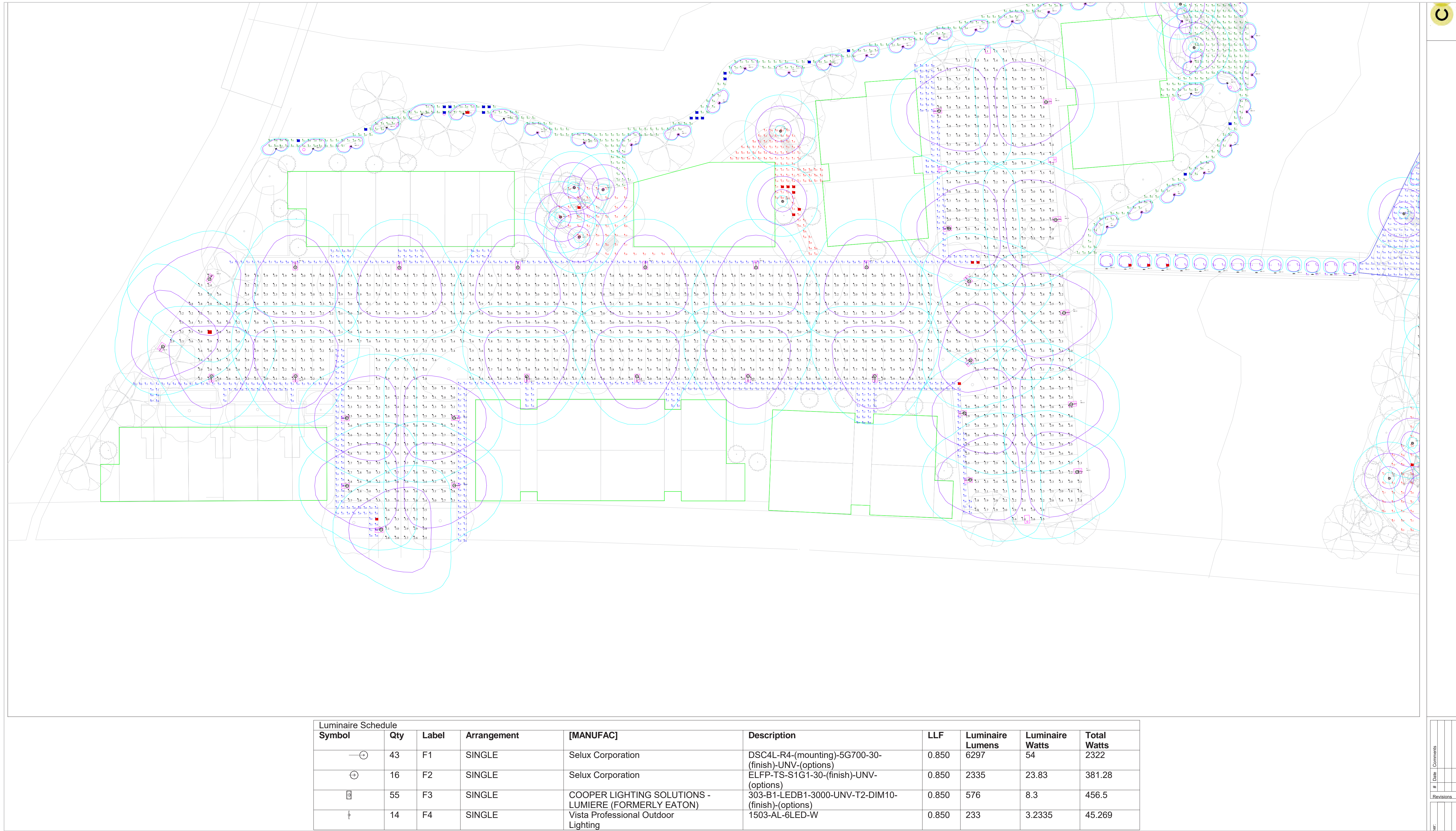
Per the arborist report and current design approximately 97 trees will require removal due to the proposed improvements. 12 trees will need to be removed because of poor health and/or structure. 304 existing trees will be preserved.

Hundreds of other trees on the site will not be immediately affected by construction and have not been addressed by the arborist report or proposed design documents and can be preserved.

For more details information please refer to the project arborist report prepared by John C. Meserve, Certified Arborist, dated August 27th, 2023.

IRRIGATION STATEMENT

The irrigation system will utilize high-efficiency irrigation equipment consistent with the Sonoma County Standards. The new irrigation system will connect to a new irrigation water meter and backflow preventer on a municipal water line. A new irrigation master valve, flow sensor and manual shut off valve will be located downstream of the point of connection. The irrigation system will be operated by new "Smart" Irrigation Controller. The new controller will include flow sensing with automatic shutdown capabilities, automatic ET data schedule adjustments and automatic rain shut off. Shrub and groundcover areas will be irrigated with a "Netafim" type sub-surface in-line drip irrigation system. Drip system will include manual flush valves for winterizing the system. Drip lines will include built-in check valves to eliminate low-head drainage and pressure compensating emitters for consistent application of water. Trees will be irrigated with deep watering tree bubbler and surface bubbler, operated on a valve independent from those operating shrub and ground cover irrigation. Non-irrigated native grass mix hydroseeded areas may include a temporary establishment irrigation system, depending on a summer-time installation. Any lawn areas will be irrigated on their own valves with water efficient spray and rotor heads. Additional irrigation equipment to be furnished will include quick coupling valves, gate valves, remote control valves, filters for drip irrigation valves, spare wire stubs, pressure regulators as required and drip system indicators. The irrigation design will comply with the State's Model Water Efficient Landscape Ordinance (MWELO) requirements.



LIGHT: F1



LIGHT: F2



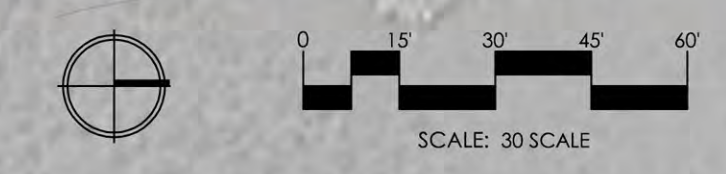
LIGHT: F3



LIGHT: F4



RENTAL HOUSING PARKING SUMMARY - NORTH AREA						PARKING			
	UNITS	AREA	SEATS	RATIO	TYP	EV *	HC	TOTAL	BIKE
ONE BEDROOM APARTMENTS	24			1/UNIT 1				24	
TWO BEDROOM APARTMENTS	42			2/UNIT 2				84	
THREE BEDROOM APARTMENTS	18			2/UNIT 2				36	
	84					5%	5% of mobility units at 1:1 + 2% remaining stalls		5%
PARKING REQUIRED - BASELINE								144	
20% REQUIRED PARKING REDUCTION **					105	6	5	115	6
PARKING PROVIDED - NORTH LOT					111	6	8	122	6
*10% total spaces EV Capable. 25% total spaces EV Ready. 5% of total spaces will have EV chargers installed ** Affordable Housing - Transit oriented, etc.									
RENTAL HOUSING PARKING SUMMARY - SOUTH AREA						PARKING			
	UNITS	AREA	SEATS	RATIO	TYP	EV *	HC	TOTAL	BIKE
ONE BEDROOM APARTMENTS	6			1/UNIT 1				6	
TWO BEDROOM APARTMENTS	18			2/UNIT 2				36	
THREE BEDROOM APARTMENTS	12			2/UNIT 2				24	
	36					5%	5% of mobility units at 1:1 + 2% remaining stalls		5%
PARKING REQUIRED								66	
20% REQUIRED PARKING REDUCTION					49	3	2	54	3
PARKING PROVIDED - SOUTH LOT					49	3	2	54	3
*10% total spaces EV Capable. 25% total spaces EV Ready. 5% of total spaces will have EV chargers installed ** Affordable Housing - Transit oriented, etc.									
TOTAL REQUIRED					154	9	7	169	9
TOTAL PROVIDED					160	9	7	176	9





PT-01
PORCELAIN TILE BASE



MT-01
STANDING SEAM METAL ROOF



MT-03
ALUMINUM STOREFRONT



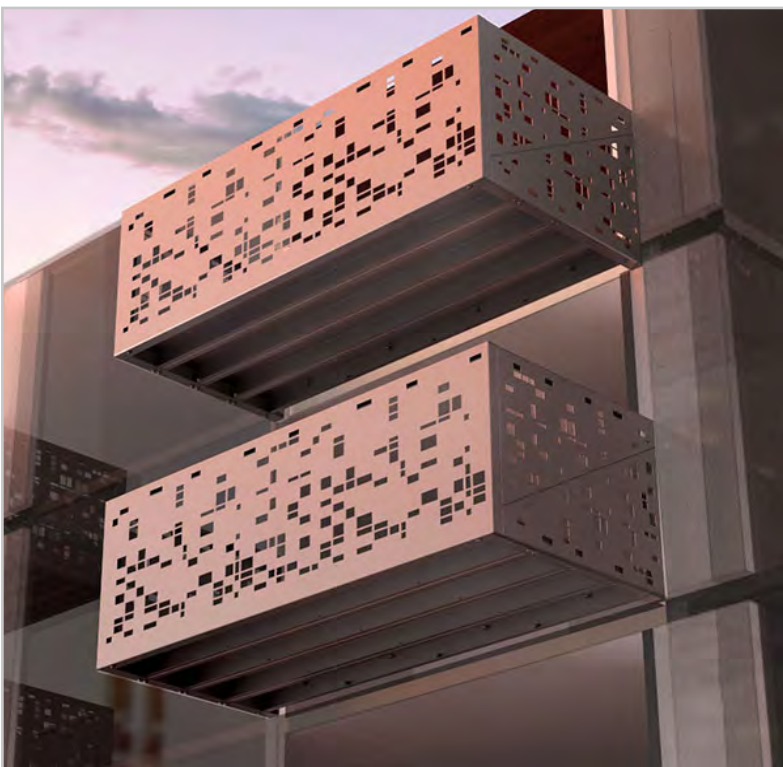
WD-02
VERTICAL SIDING WOOD
GRAIN



LT-01
WALL MOUNTED LIGHTS



MT-01
STANDING SEAM METAL ROOF



MT-02
METAL GUARDRAIL



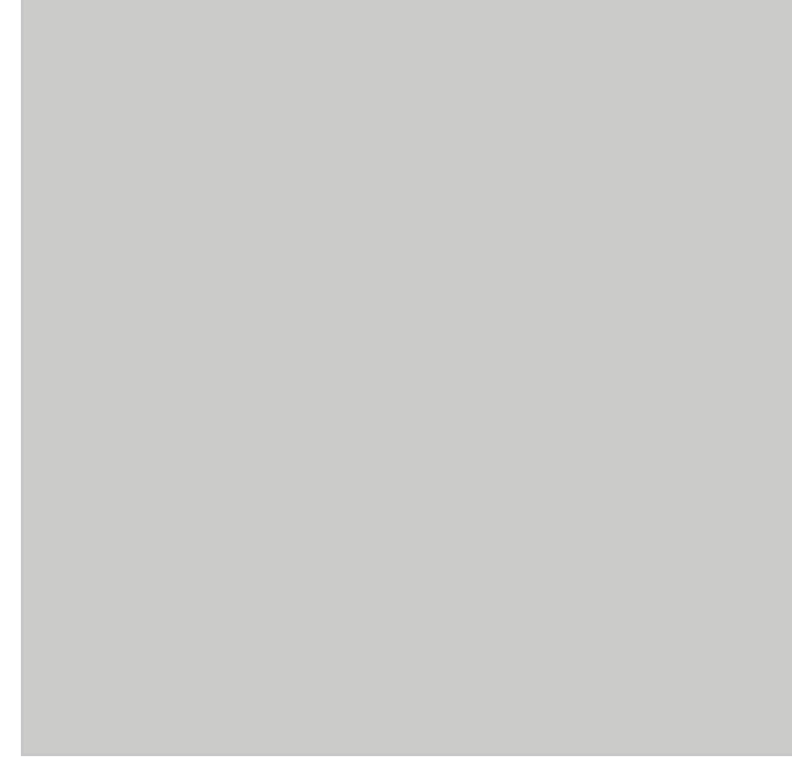
FC-01
BOARD AND BATTEN



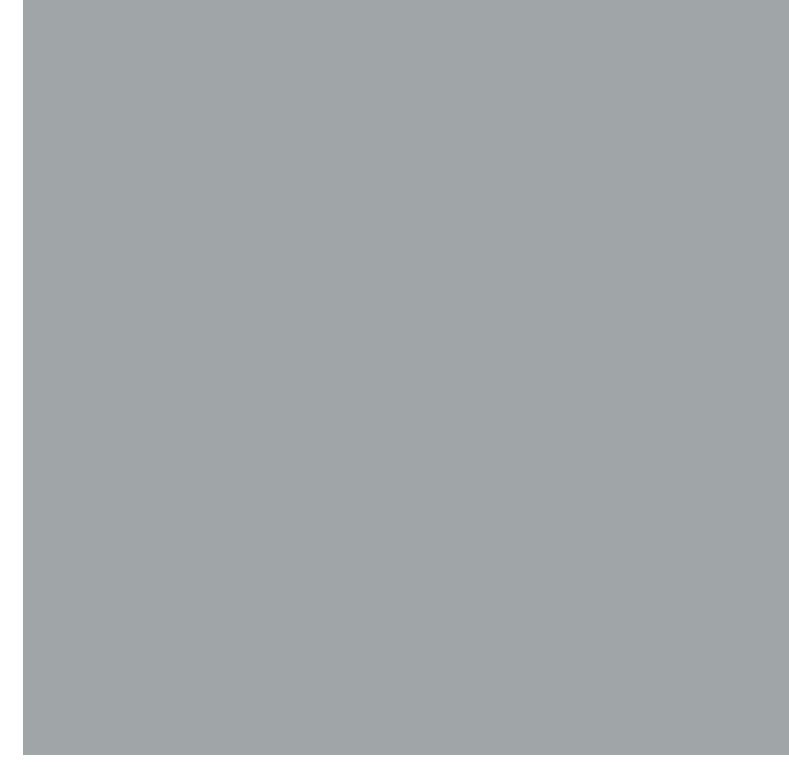
FC-02
BOARD AND BATTEN



FC-03
HORIZONTAL SIDING



PL-01
CEMENT PLASTER



PL-02
CEMENT PLASTER



VW-01
VINYL WINDOWS



MU-01
HVAC/ MECH. UNITS



LT-01
WALL MOUNTED LIGHTS