



STYLE M1



STYLE M2



STYLE M3



STYLE P1



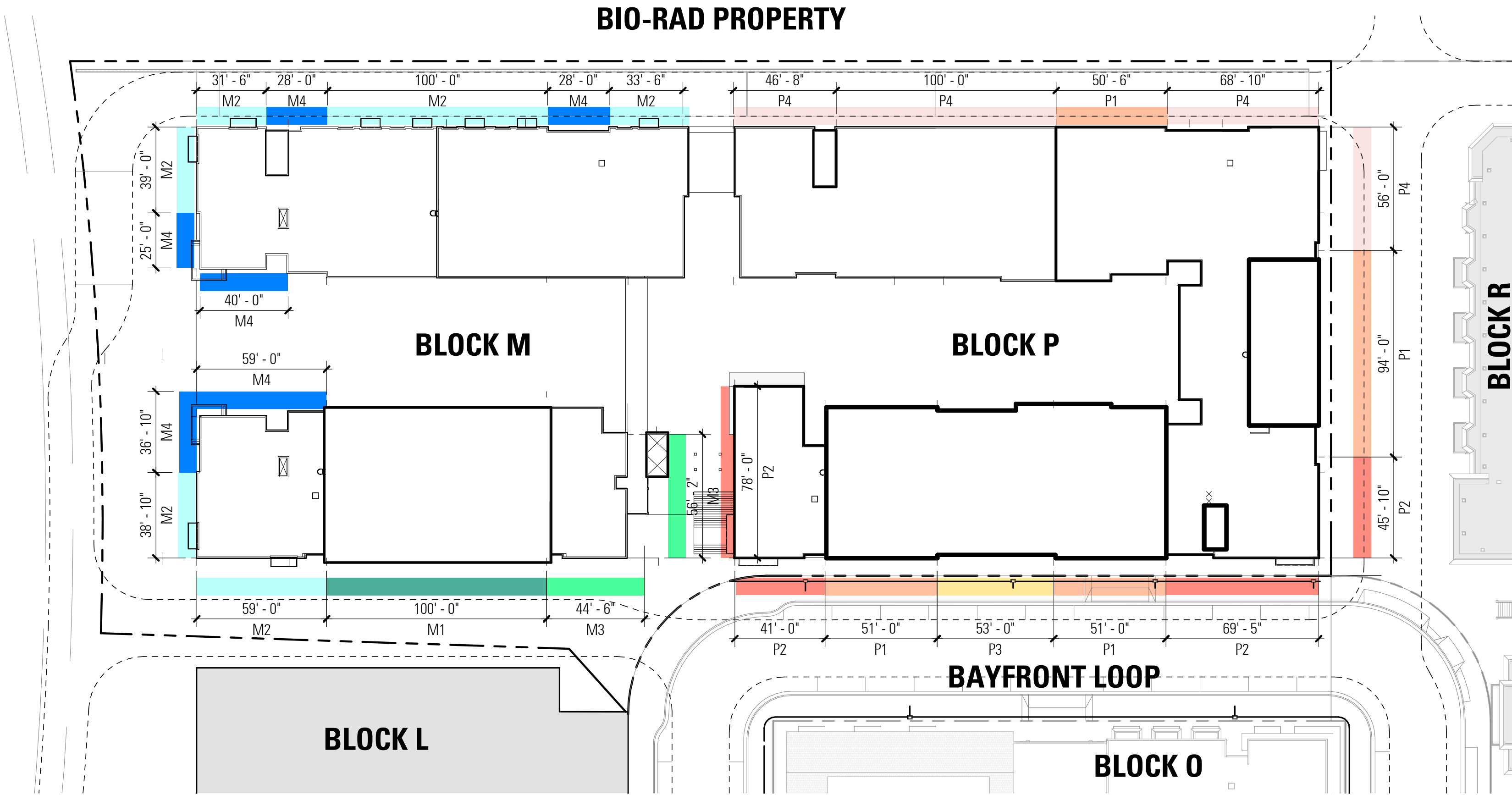
STYLE P2



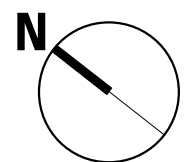
STYLE P3



STYLE M4



STYLE P4





WAREHOUSE
FRAME CORNICE

THREE-PART VERTICAL
WINDOWS, TYP

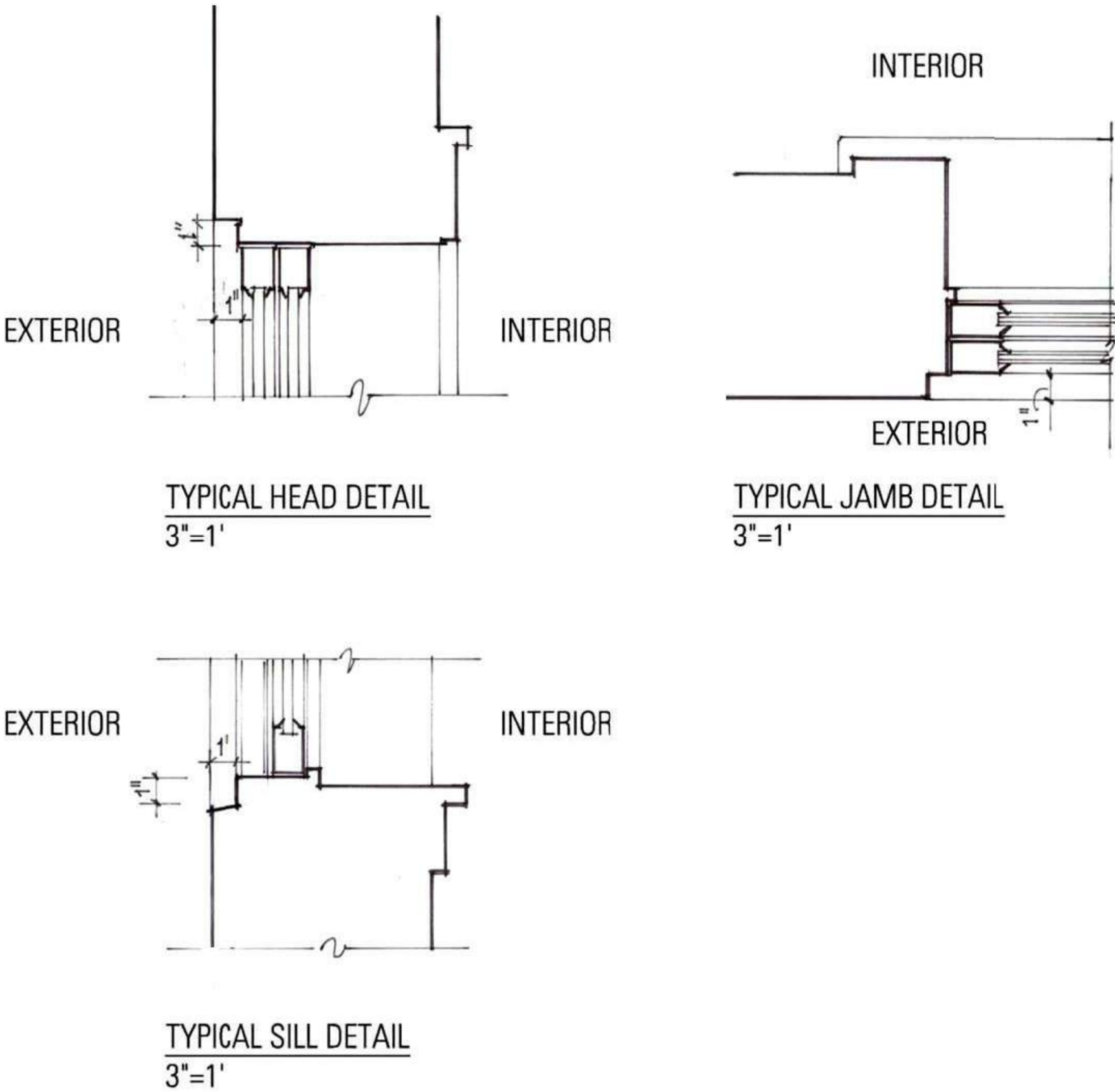
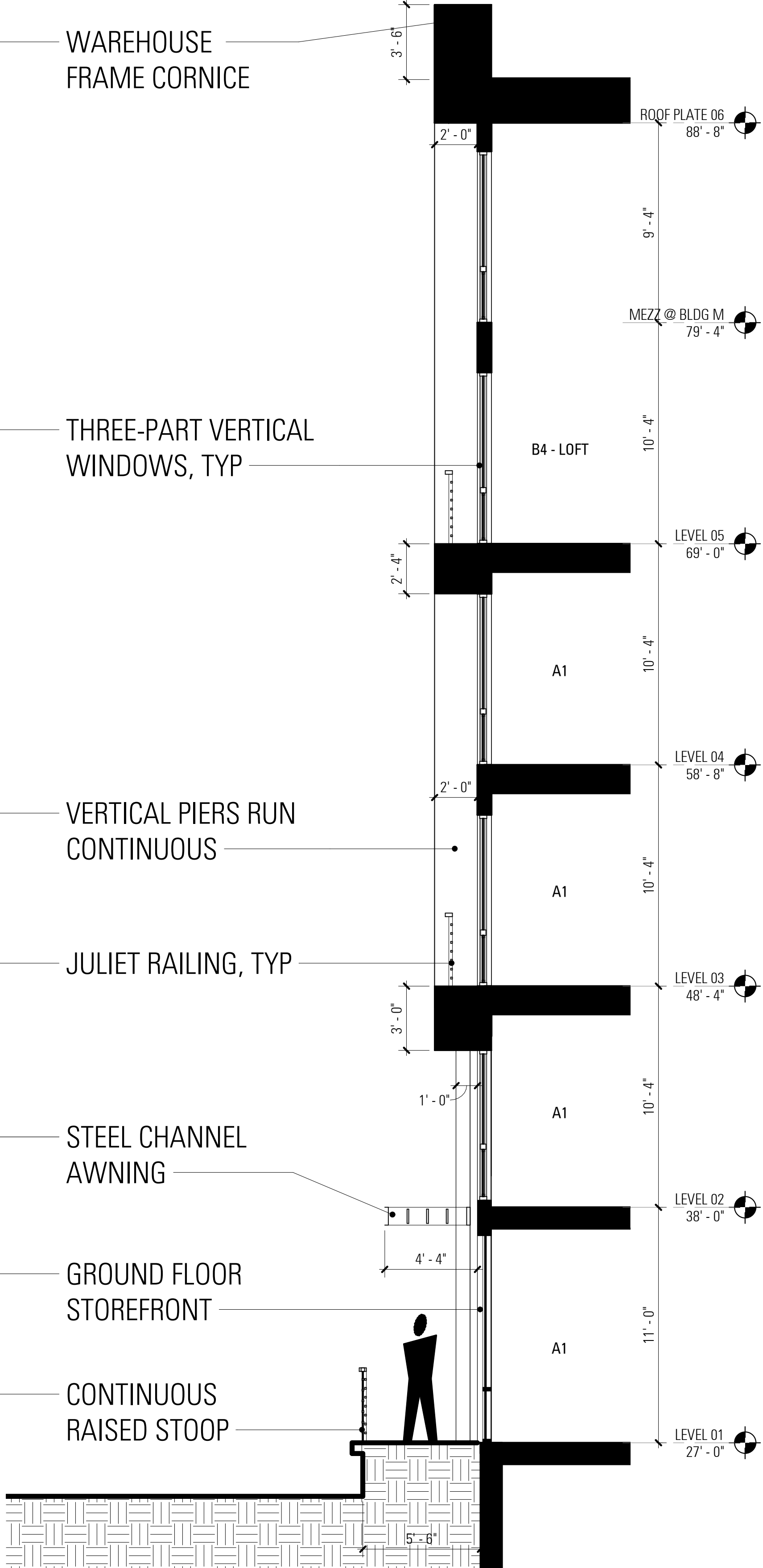
VERTICAL PIERS RUN
CONTINUOUS

JULIET RAILING, TYP

STEEL CHANNEL
AWNING

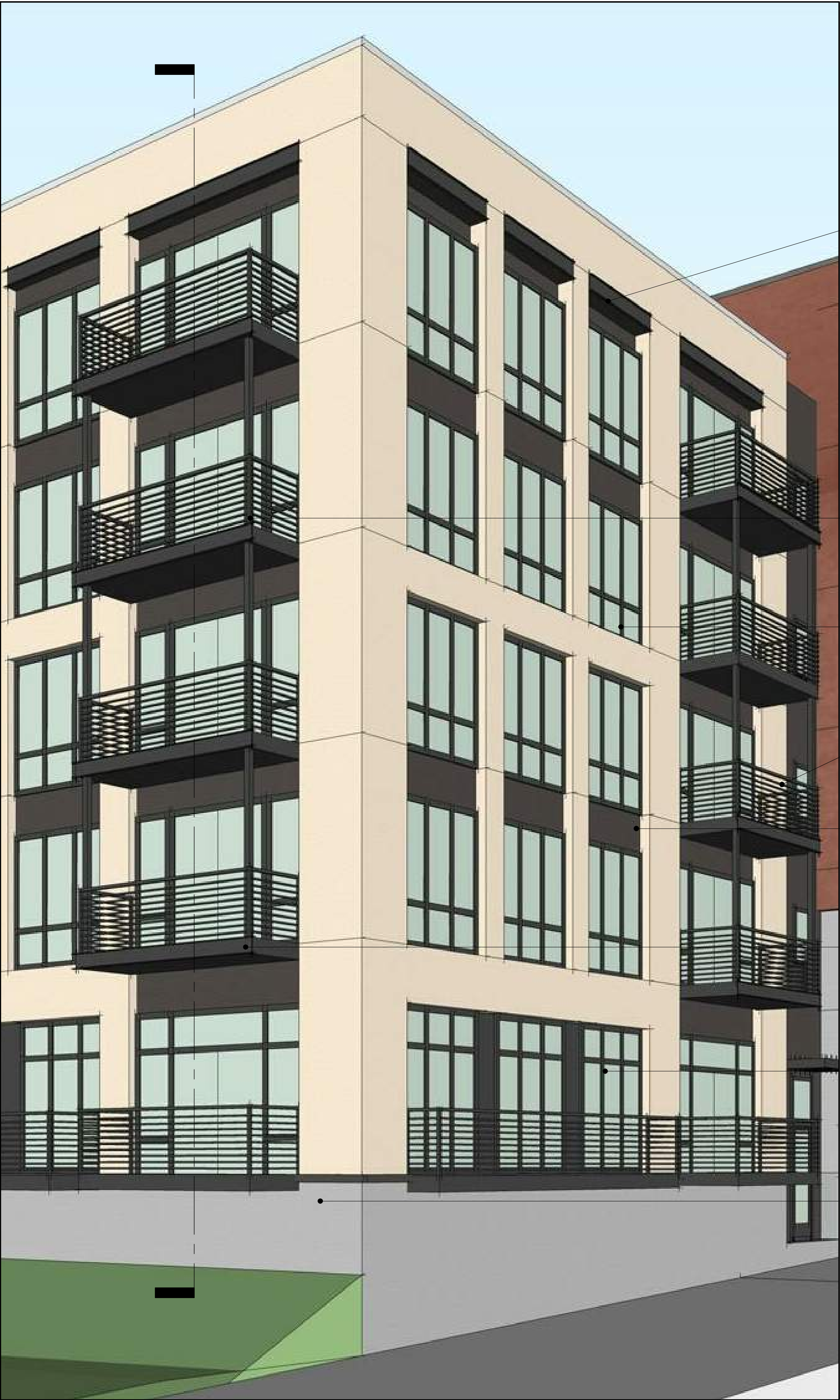
GROUND FLOOR
STOREFRONT

CONTINUOUS
RAISED STOOP

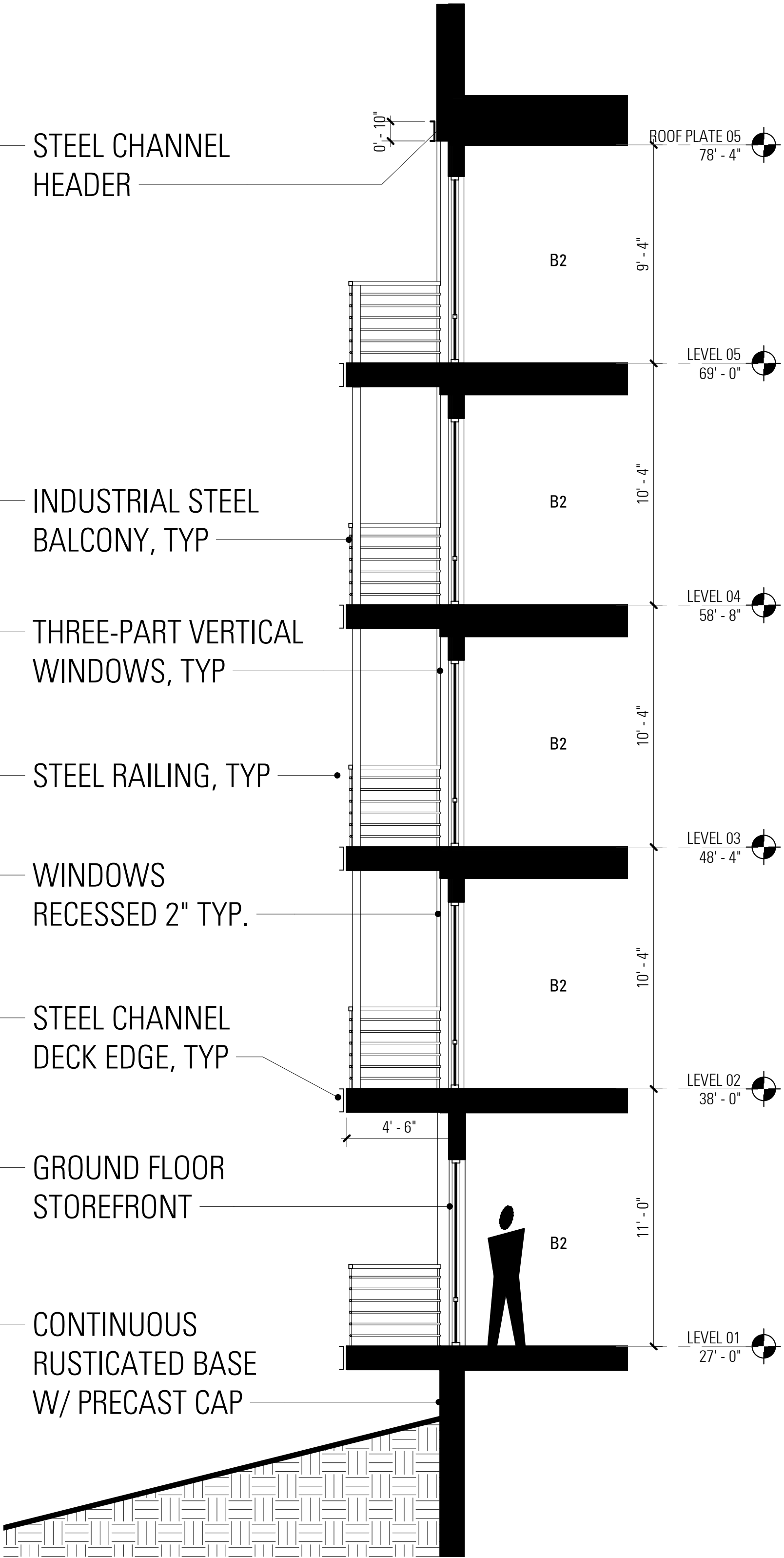


STYLE M1 - ENLARGED

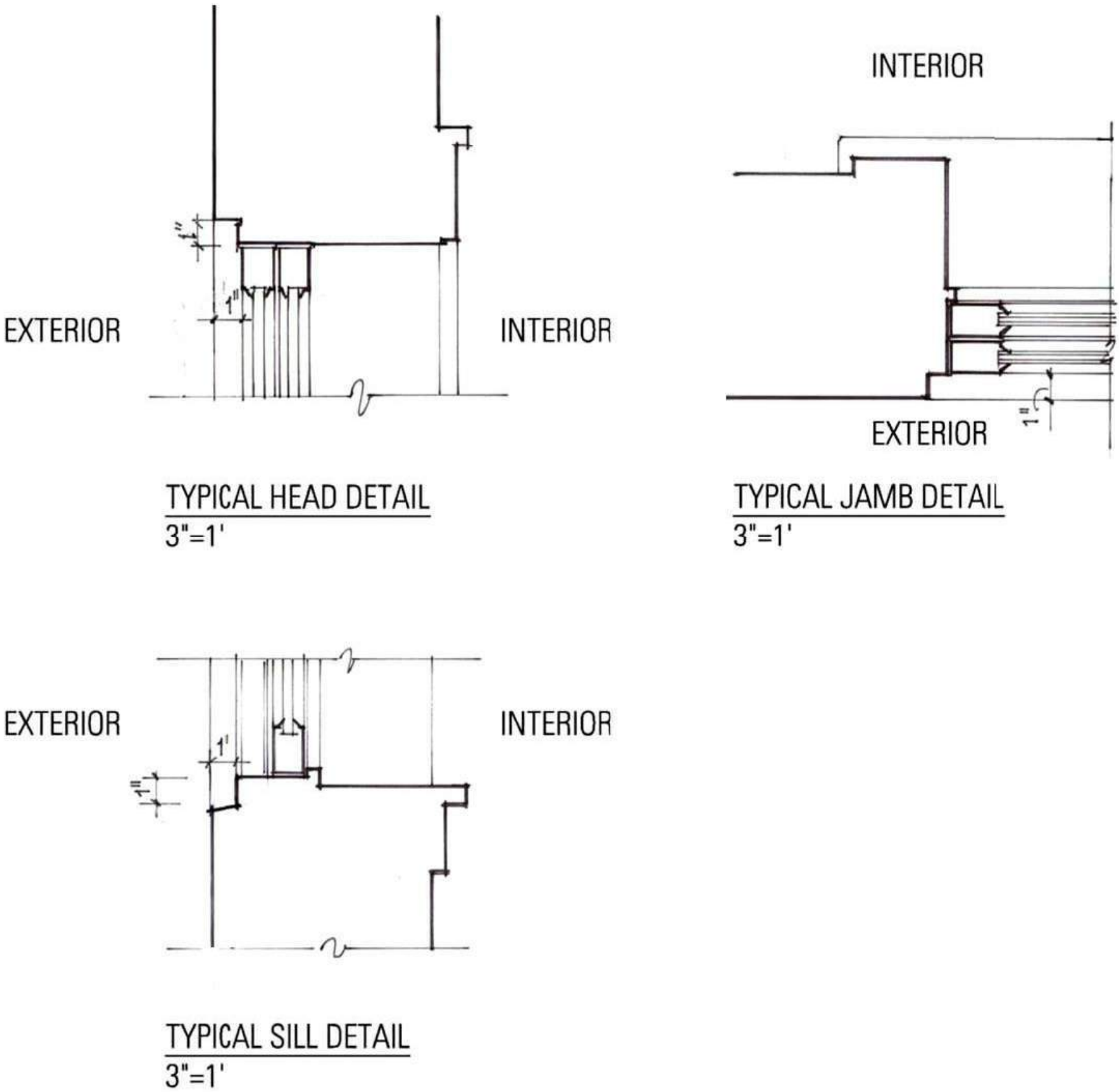
1 WALL SECTION - STYLE M1
A08.1 1/4" = 1'-0"



STYLE M2 - ENLARGED



1
A08.2
WALL SECTION - STYLE M2
1/4" = 1'-0"





STYLE M3 - ENLARGED

STEEL CHANNEL
HEADER

INDUSTRIAL STEEL
BRIDGE EXTENSION

METAL PANEL AT
RECESS

WINDOWS
RECESSED TYP

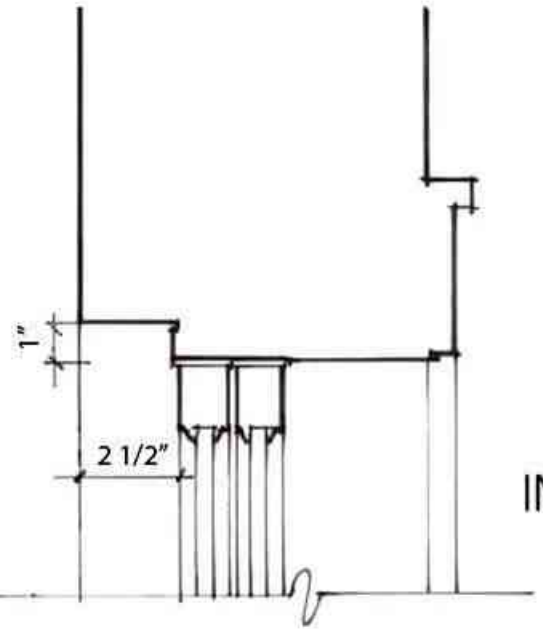
STEEL CHANNEL
SOFFIT

GROUND FLOOR
STOREFRONT

ARTICULATION AT
BASE OF PIERS

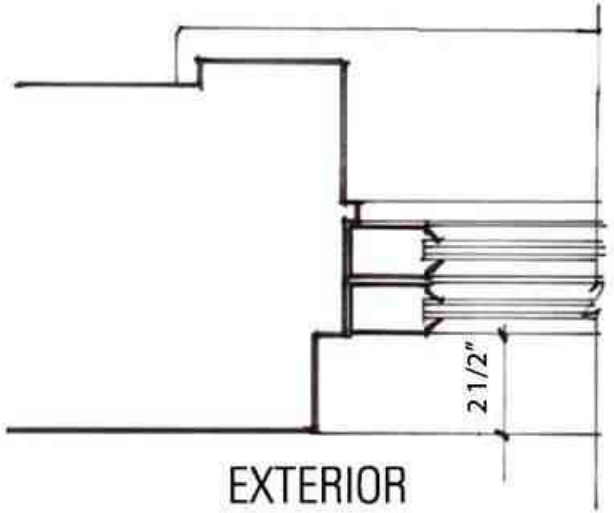
EXTERIOR

INTERIOR



TYPICAL HEAD DETAIL
3"=1'

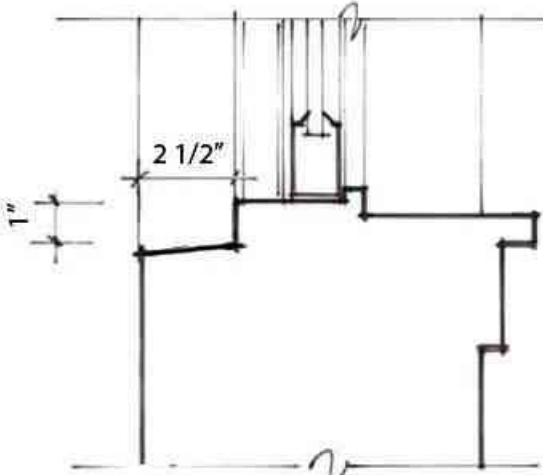
INTERIOR



TYPICAL JAMB DETAIL
3"=1'

EXTERIOR

INTERIOR



TYPICAL SILL DETAIL
3"=1'

ROOF PLATE 05
78' - 4"

B1

LEVEL 05
69' - 0"

B1

LEVEL 04
58' - 8"

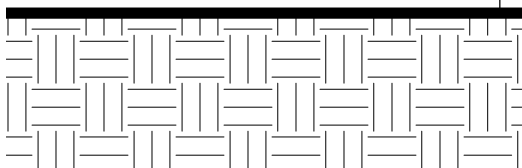
B1

LEVEL 03
48' - 4"

LEVEL 02
38' - 0"

LEVEL 01
27' - 0"

WIFI
LOUNGE



1
A08.3 WALL SECTION - STYLE M3
1/4" = 1'-0"



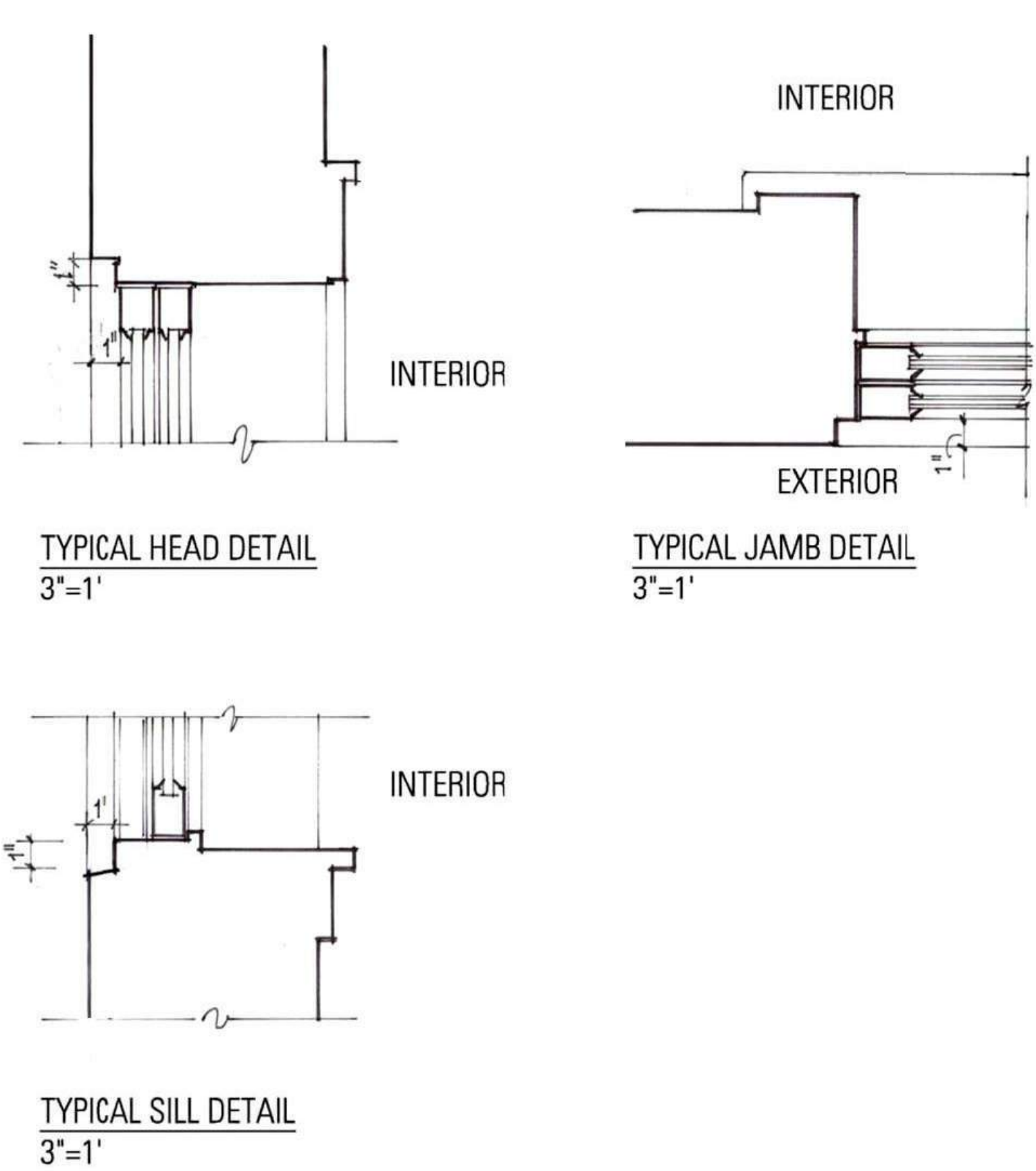
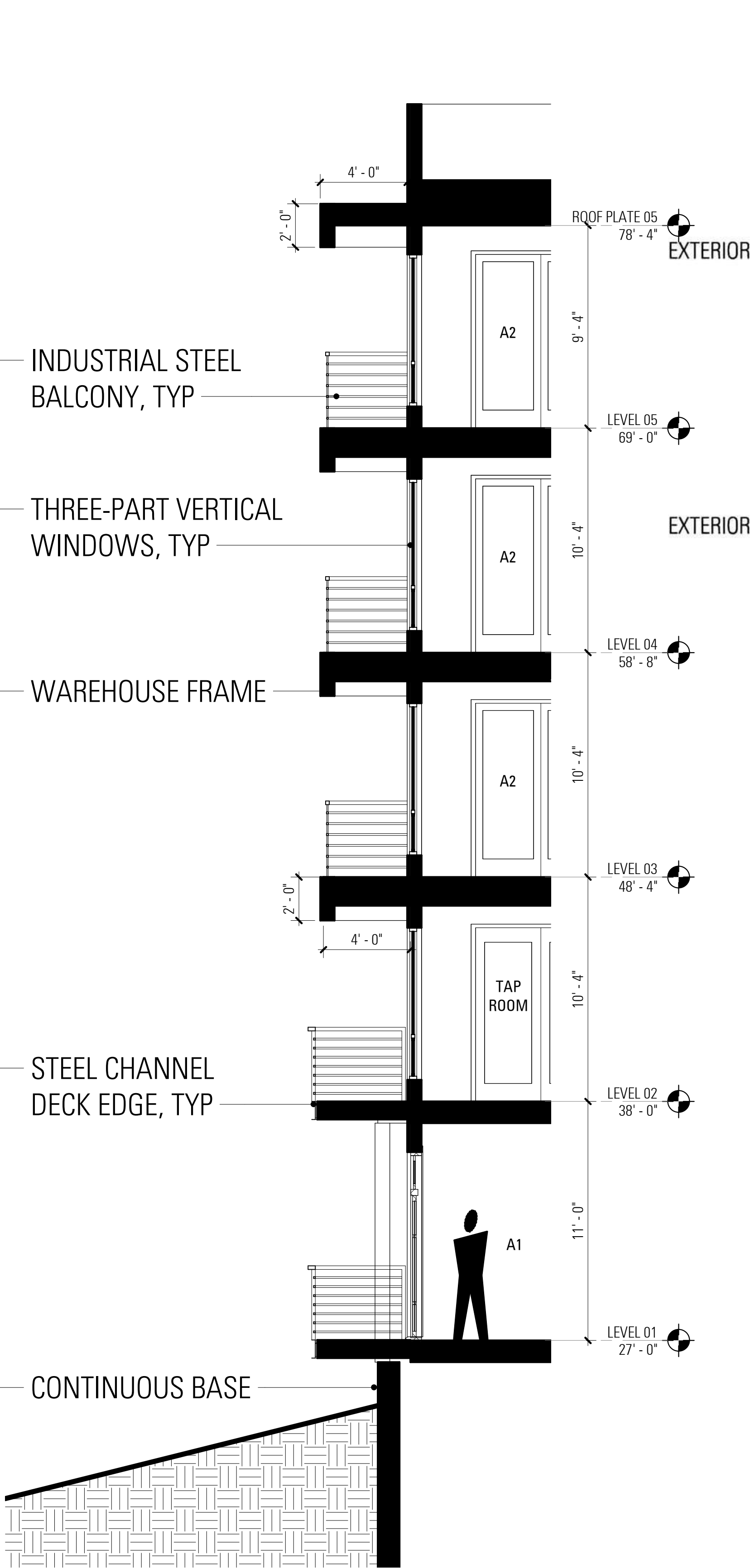
INDUSTRIAL STEEL
BALCONY, TYP

THREE-PART VERTICAL
WINDOWS, TYP

WAREHOUSE FRAME

STEEL CHANNEL
DECK EDGE, TYP

CONTINUOUS BASE

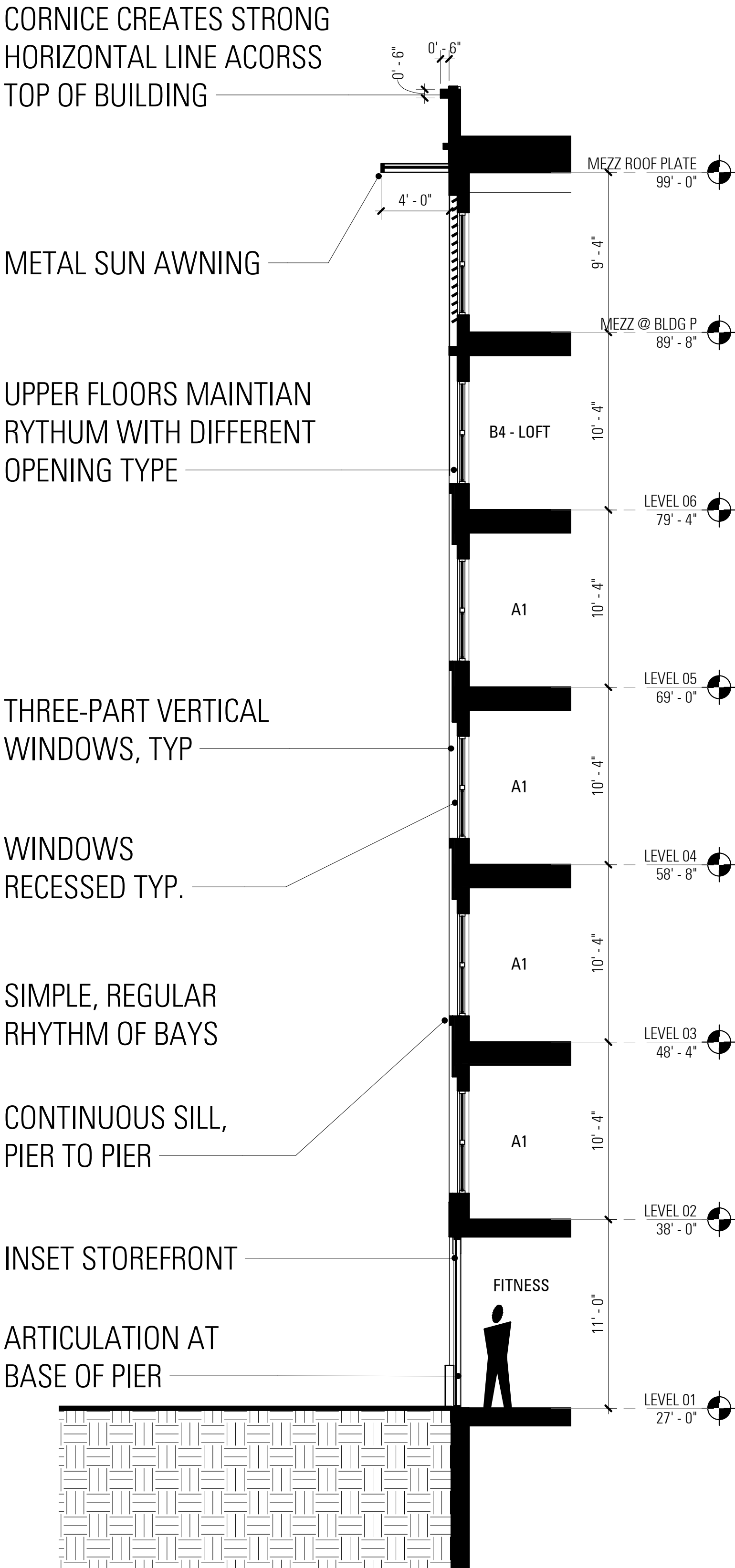


STYLE M4 -ENLARGED

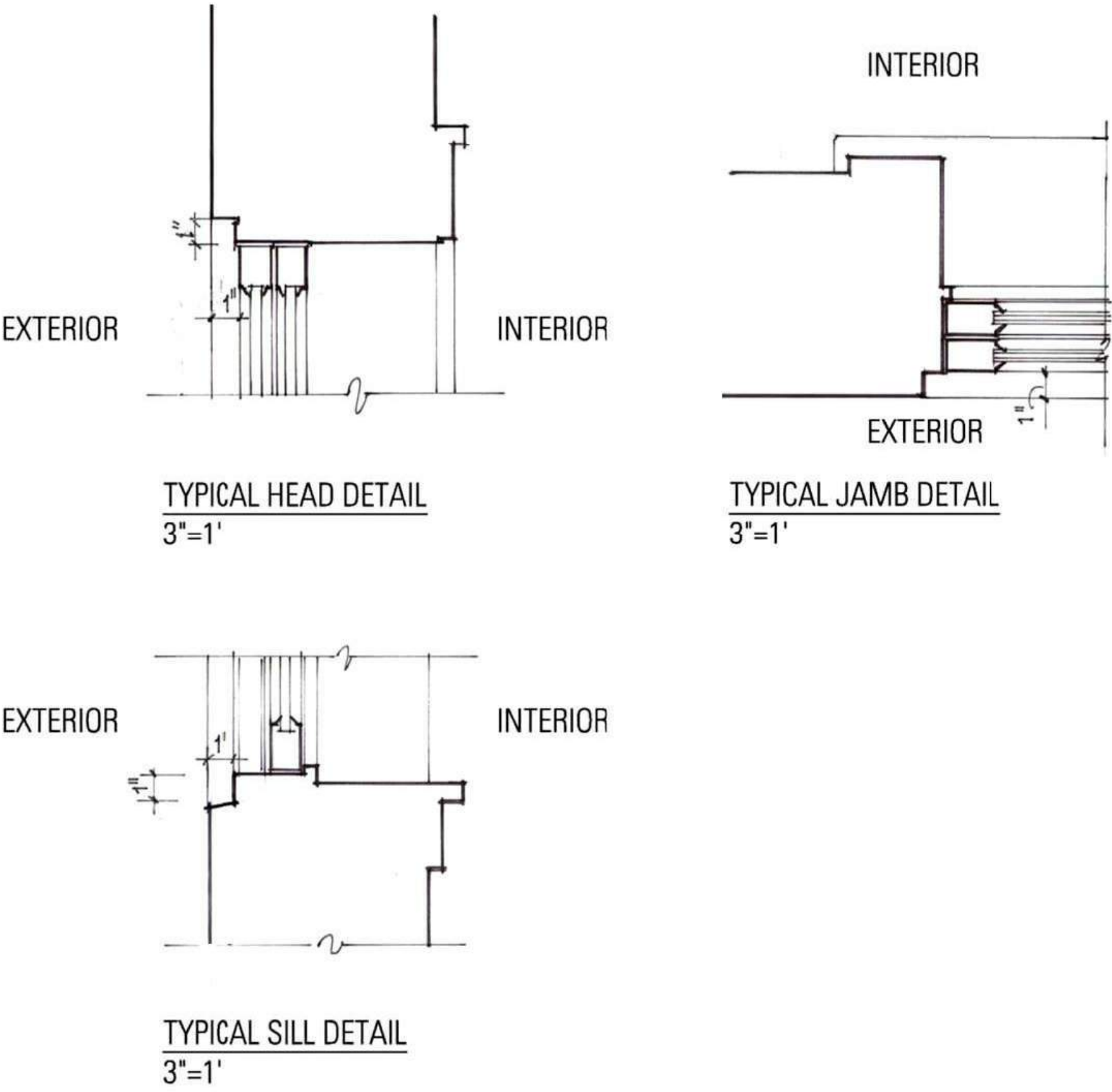
1
A08.4
WALL SECTION - STYLE M4
1/4" = 1'-0"



STYLE P1 - ENLARGED



1 WALL SECTION - STYLE P1
A08.5 3/16" = 1'-0"





CORNICE CREATES STRONG
HORIZONTAL LINE ACROSS TOP
OF BUILDING

PROJECTED BAY,
INDUSTRIAL FINISH

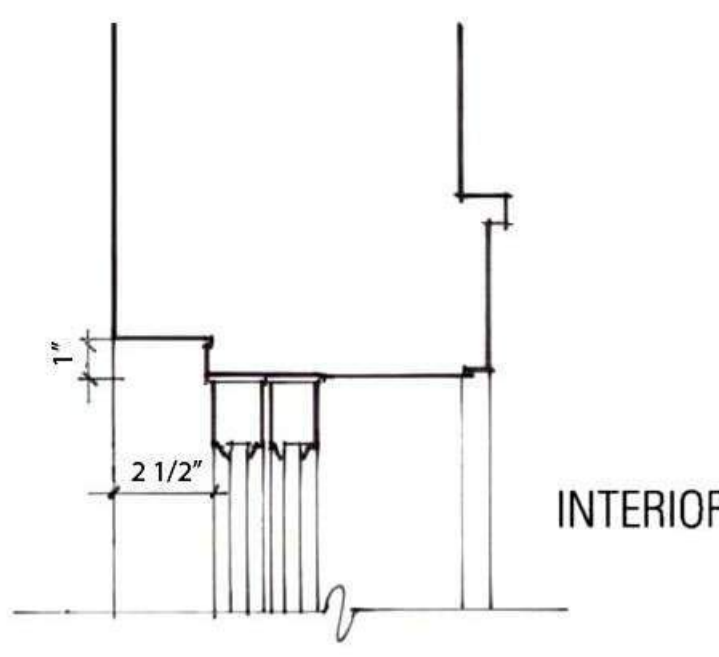
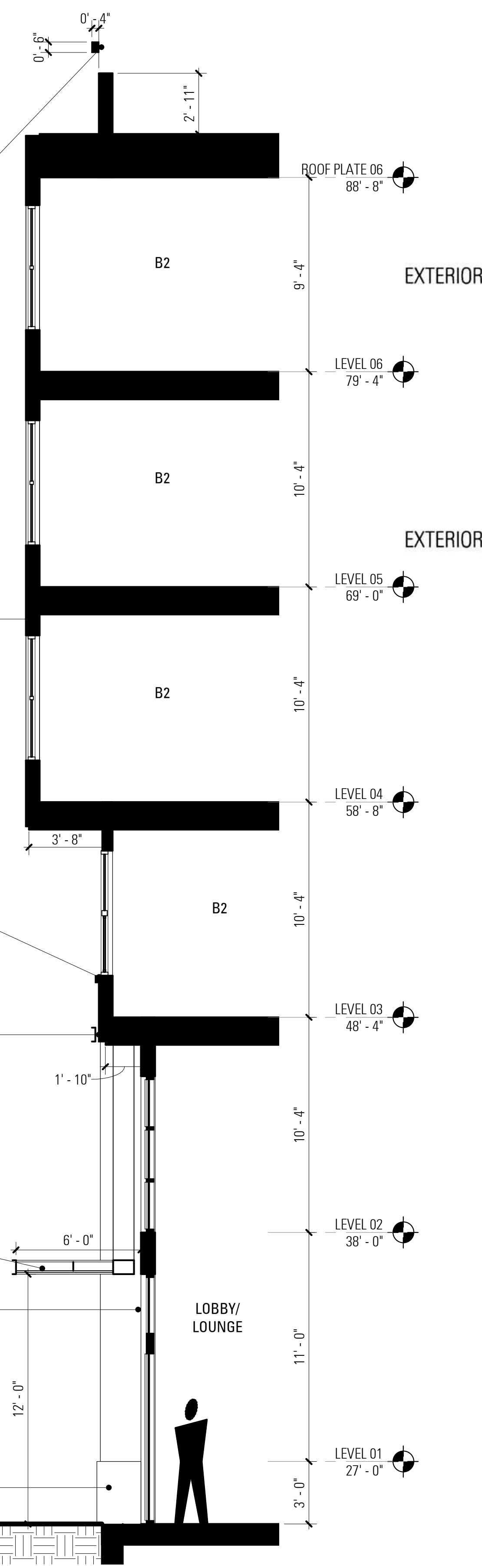
CONTINUOUS SILL, PIER TO PIER

CHANNEL HEADER
WITH SOLDIER COURSE

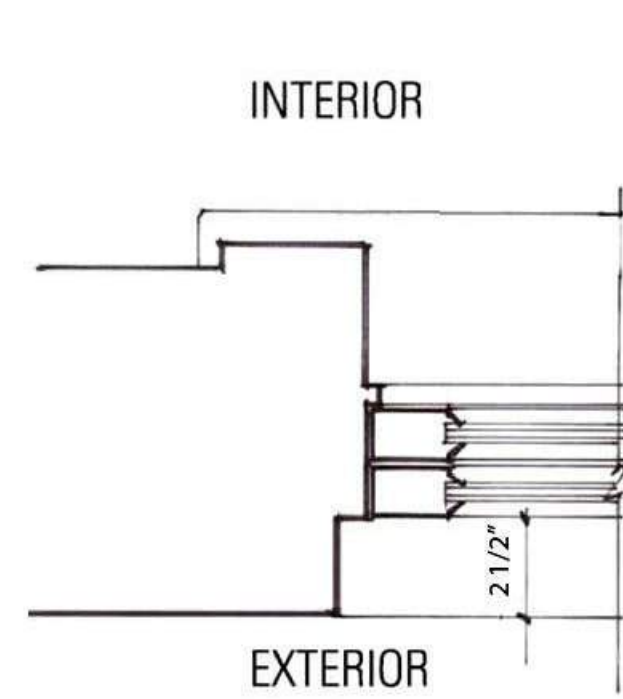
INDUSTRIAL AWNING /
SUNSHADE

INSET STOREFRONT

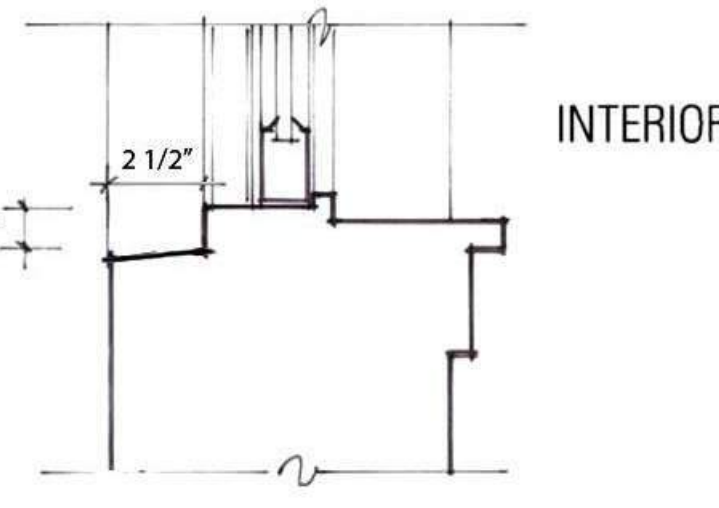
ARTICULATION AT
BASE OF PIER



TYPICAL HEAD DETAIL
3"=1'



TYPICAL JAMB DETAIL
3"=1'



TYPICAL SILL DETAIL
3"=1'

1
A08.6
WALL SECTION - STYLE P2
1/4" = 1'-0"

STYLE P2 - ENLARGED

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CORNICE CREATES STRONG
HORIZONTAL LINE ACROSS TOP
OF BUILDING

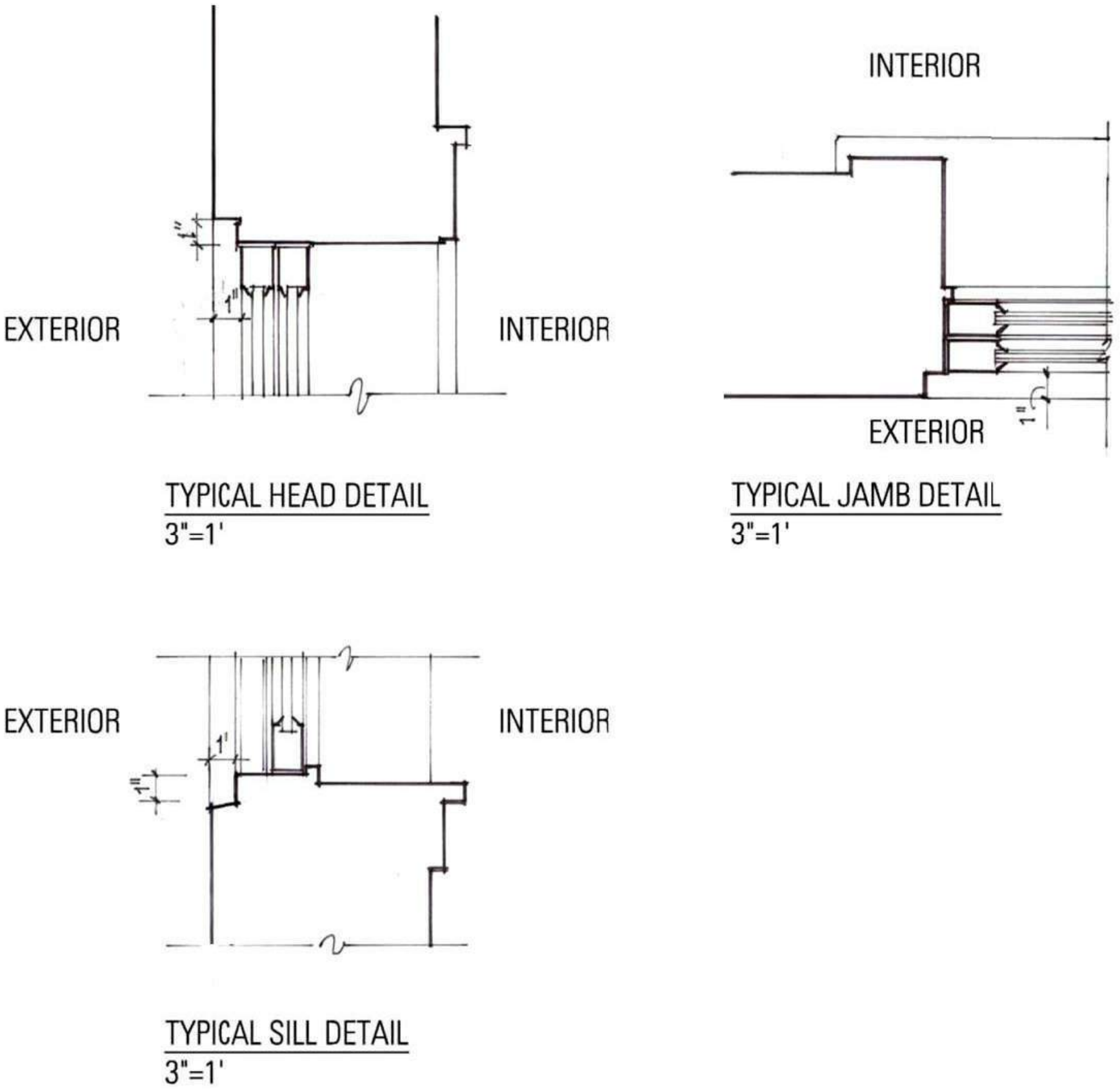
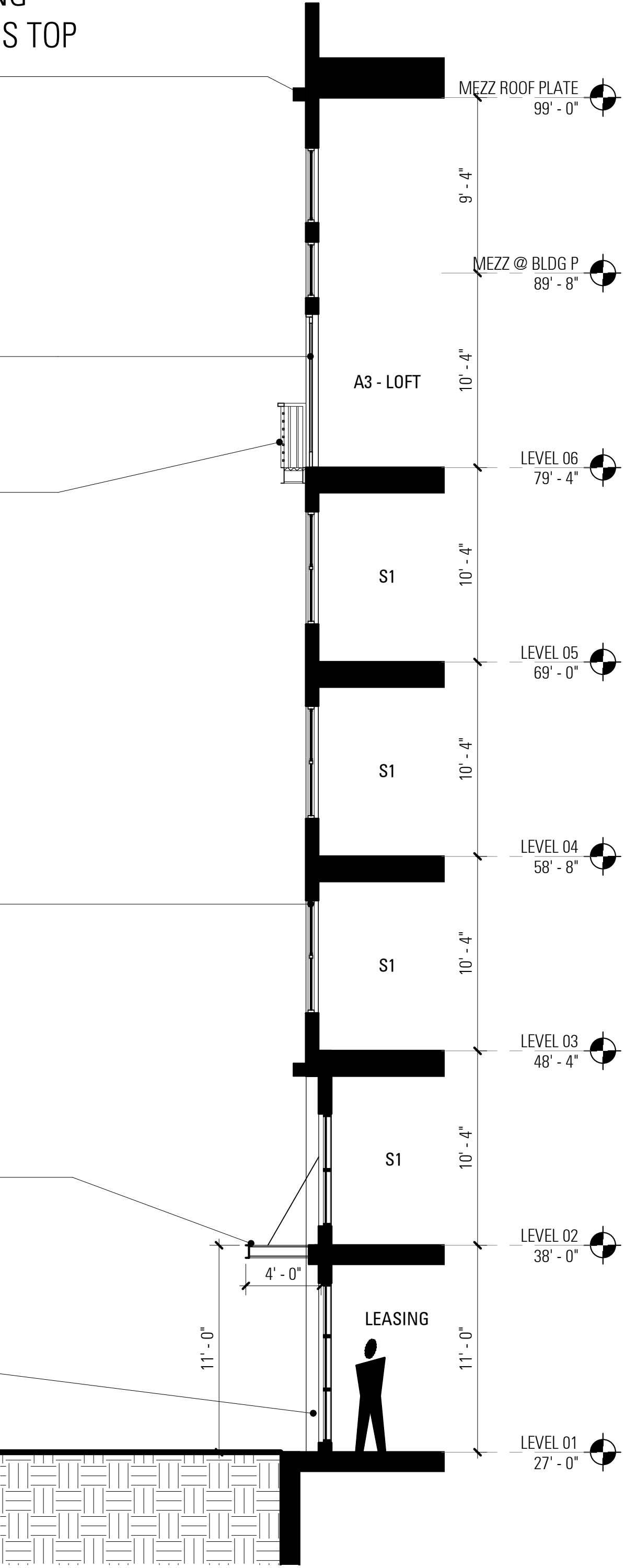
UPPER FLOOR WINDOWS
RETAIN RHYTHM OF
LOWER FLOORS

METAL JULIET BALCONY

THREE-PART VERTICAL
WINDOWS, TYP

INDUSTRIAL CANOPY

INSET STOREFRONT
GLAZING



1 WALL SECTION - STYLE P3
A08.7 3/16" = 1'-0"





STYLE P4 - ENLARGED

CORNICE CREATES STRONG
HORIZONTAL LINE ACORSS TOP
OF BUILDING

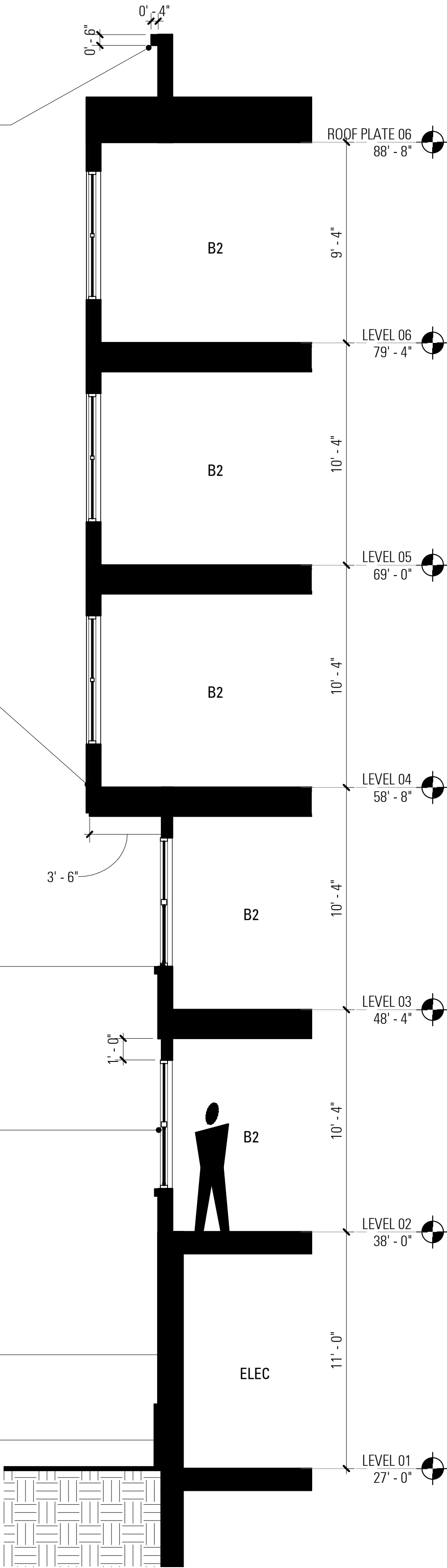
PROJECTED METAL
INDUSTRIAL BAY

CONTINUOUS SILL, PIER TO PIER

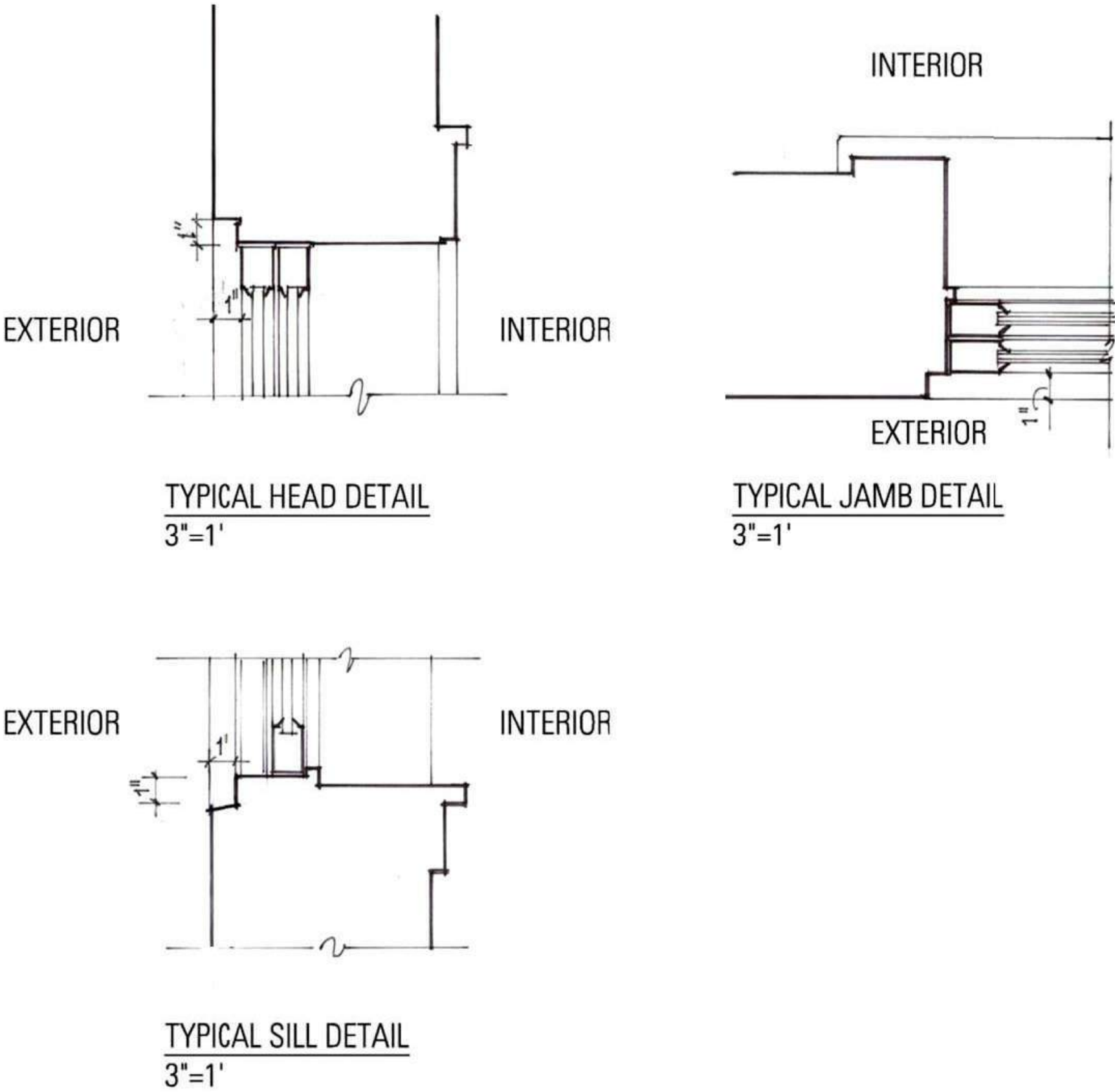
WINDOWS RECESSED

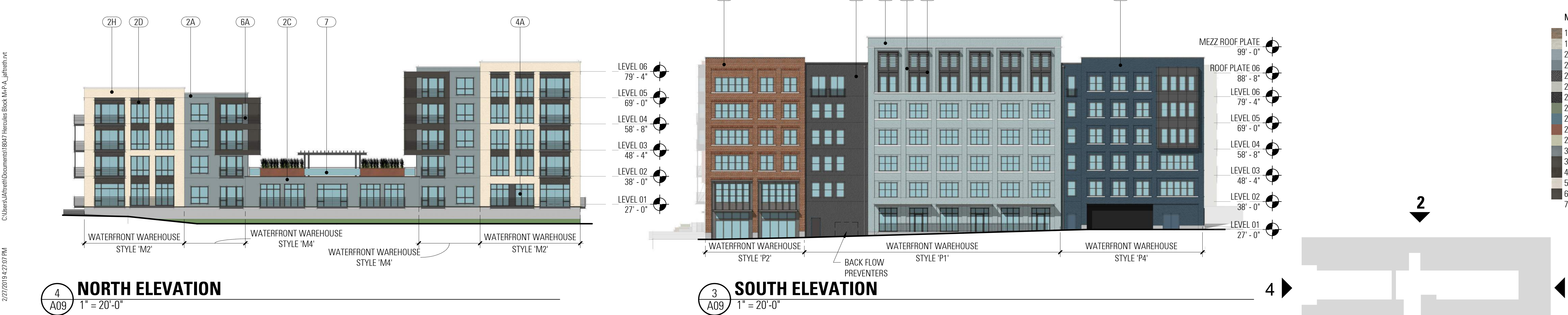
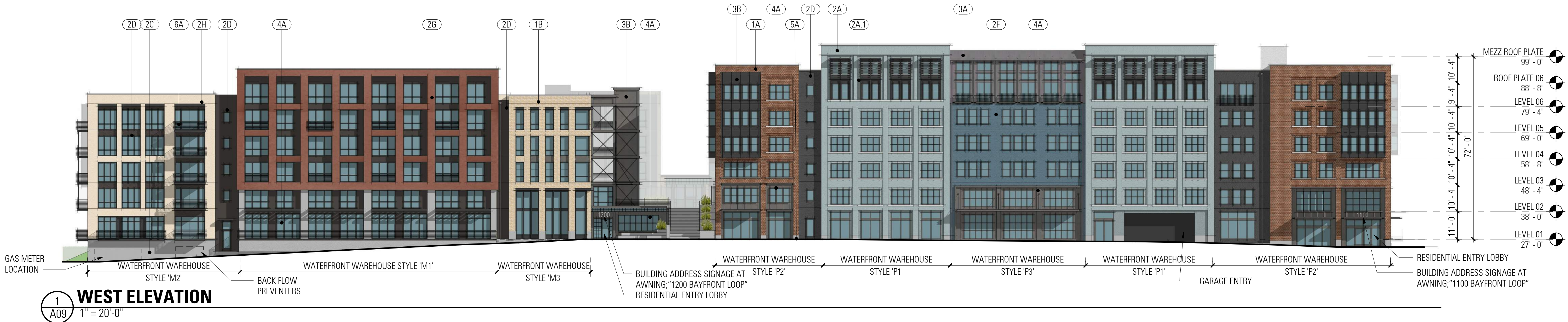
GARAGE ENTRY
BEYOND

RUSTICATED BASE

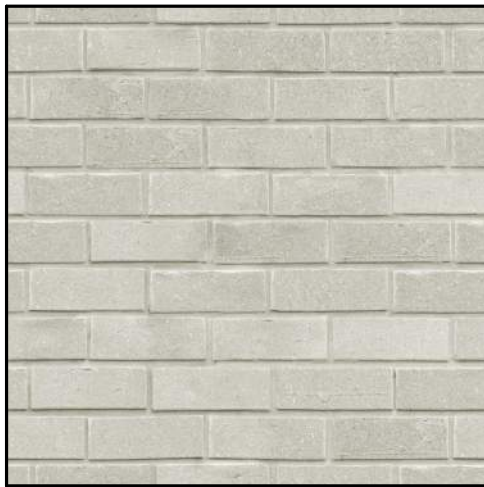


1
A08.8
WALL SECTION - STYLE P4
1/4" = 1'-0"

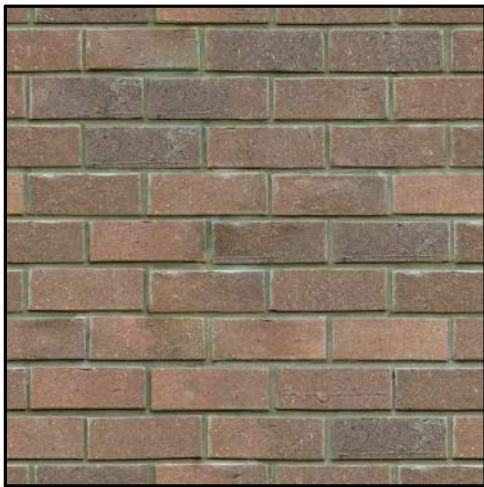




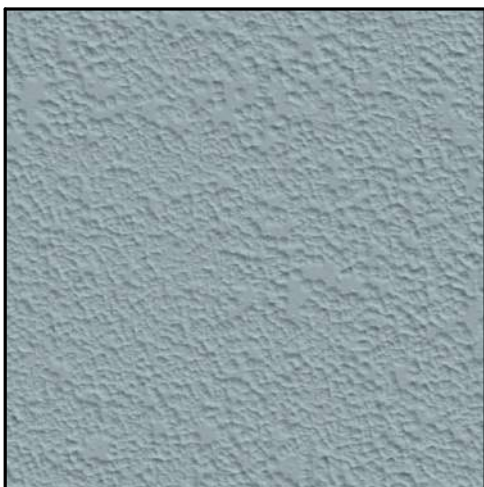
BLOCK M & P



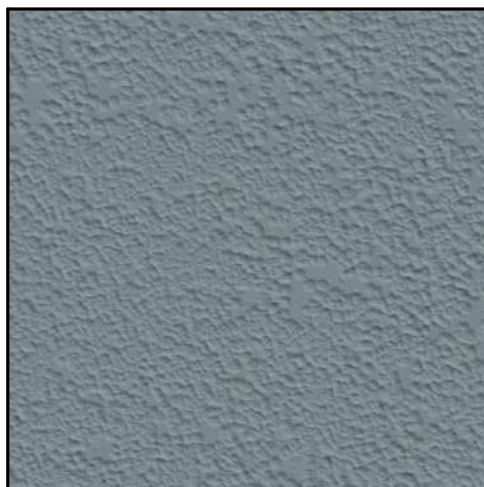
1B - BRICK VENEER



1A - BRICK VENEER



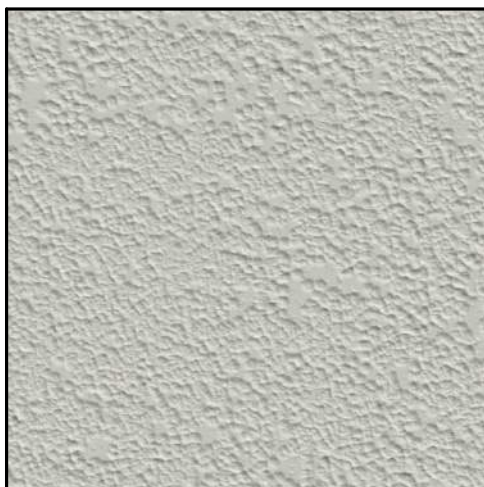
2A - PAINTED STUCCO



2A.1 - PAINTED STUCCO



2B - PAINTED STUCCO



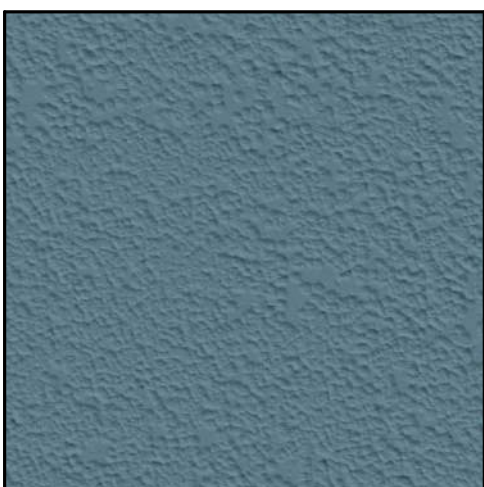
2C - PAINTED STUCCO



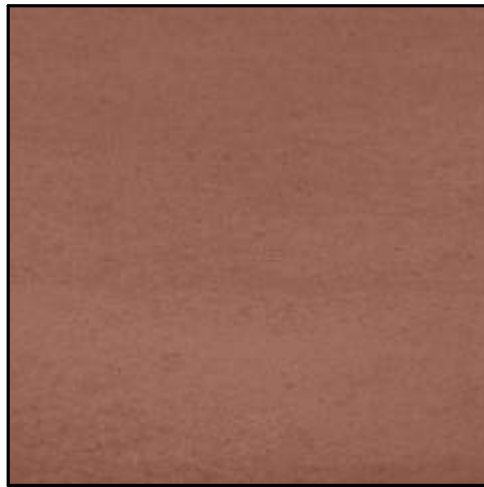
2D - PAINTED STUCCO



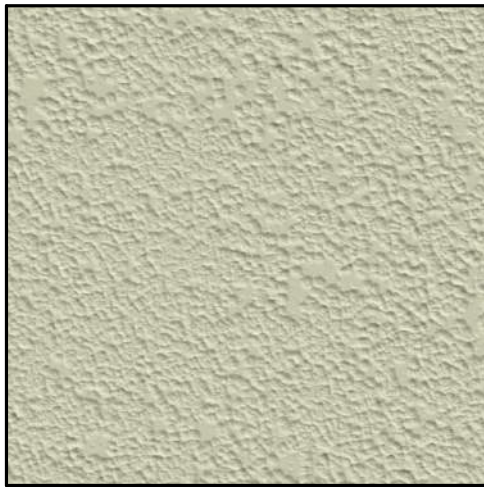
2E - PAINTED STUCCO E



2F - PAINTED STUCCO F



2G - SMOOTH TROWEL PLASTER



2H - PAINTED STUCCO



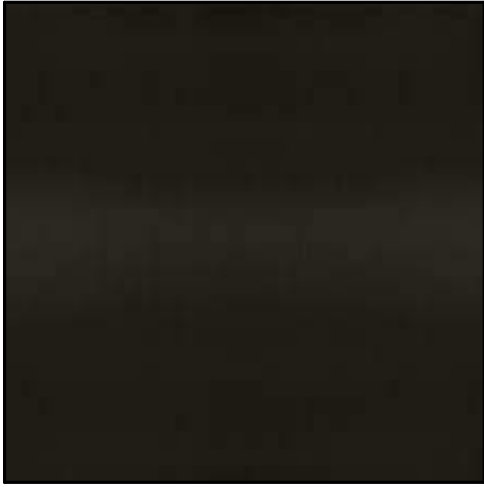
3A - CEMENT BOARD



3B - CEMENT BOARD



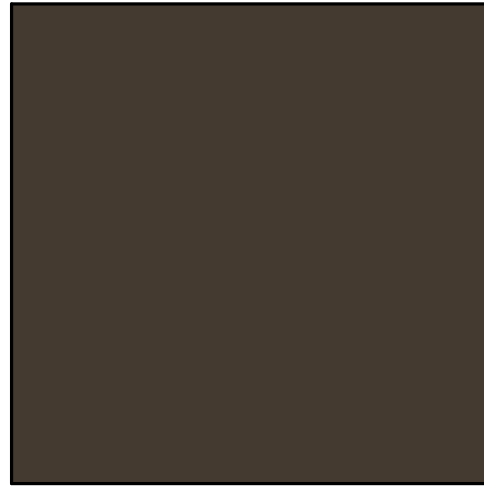
4A - METAL STOREFRONT



4B - METAL STOREFRONT



5A - CAST STONE



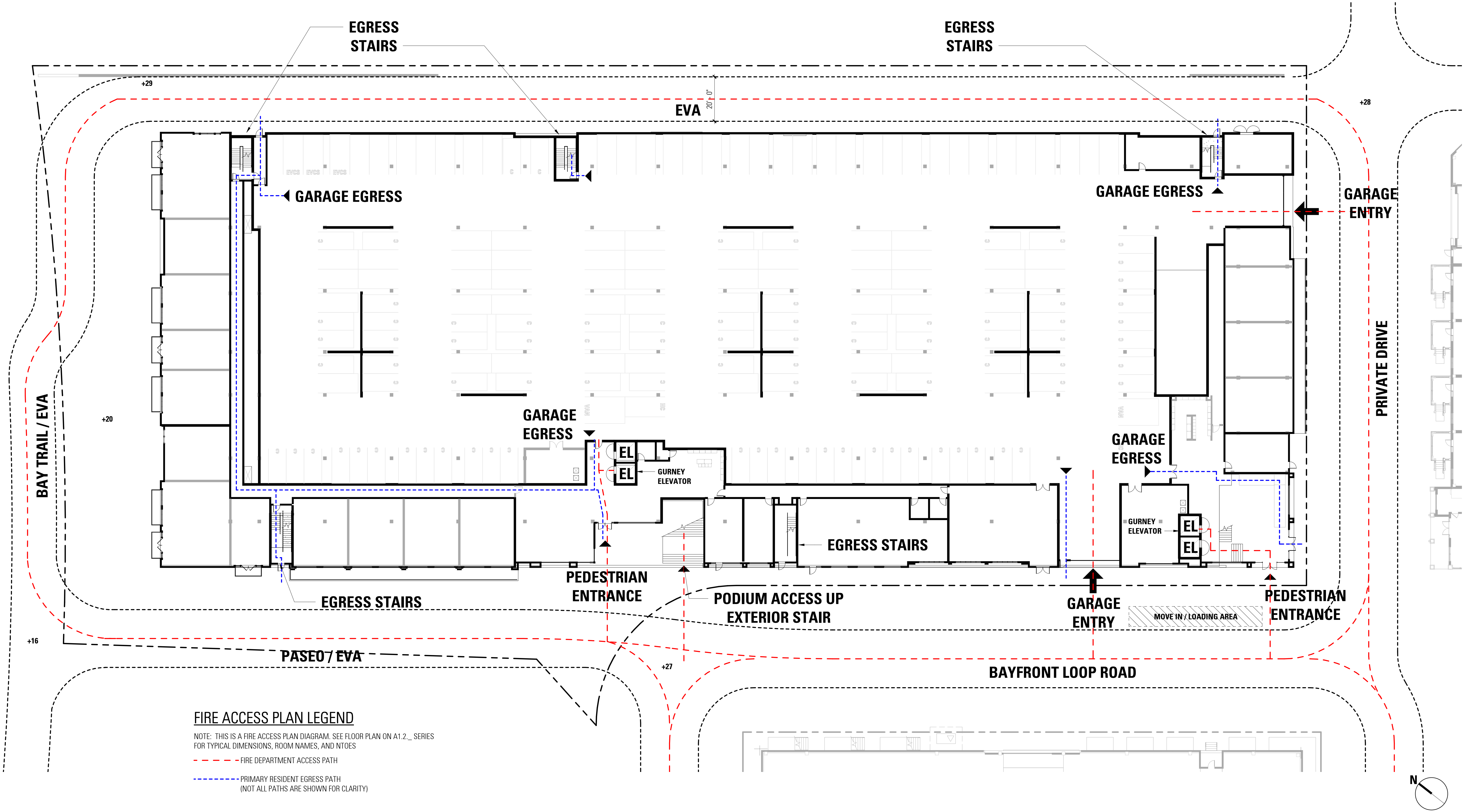
6A - METAL PAINTED DETAIL

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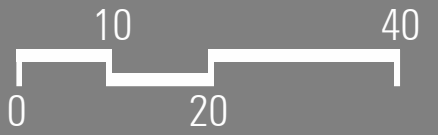
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FIRE ACCESS PLAN LEGEND

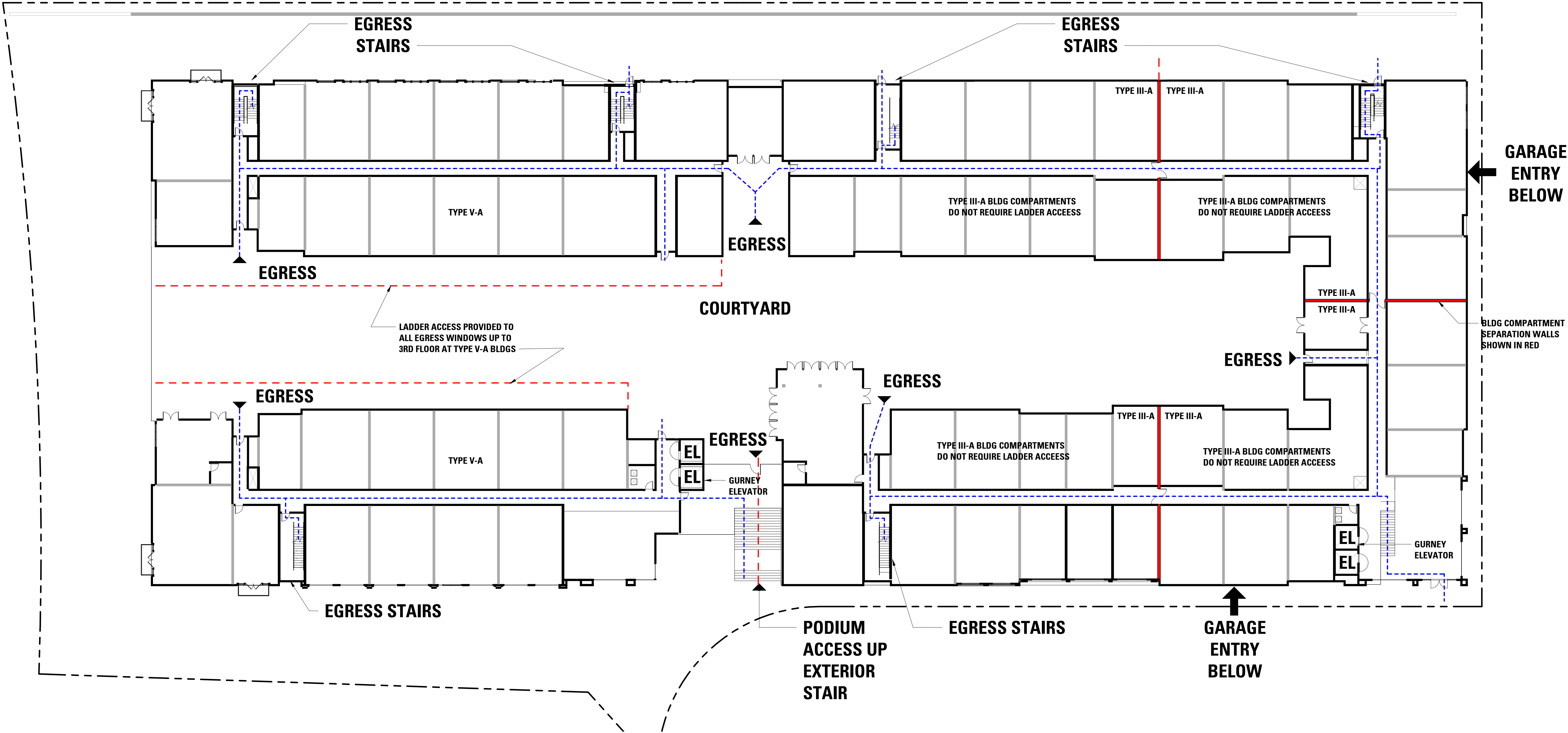
NOTE: THIS IS A FIRE ACCESS PLAN DIAGRAM. SEE FLOOR PLAN ON A1.2_ SERIES FOR TYPICAL DIMENSIONS, ROOM NAMES, AND NTOES

- - - - - FIRE DEPARTMENT ACCESS PATH
- - - - - PRIMARY RESIDENT EGRESS PATH (NOT ALL PATHS ARE SHOWN FOR CLARITY)



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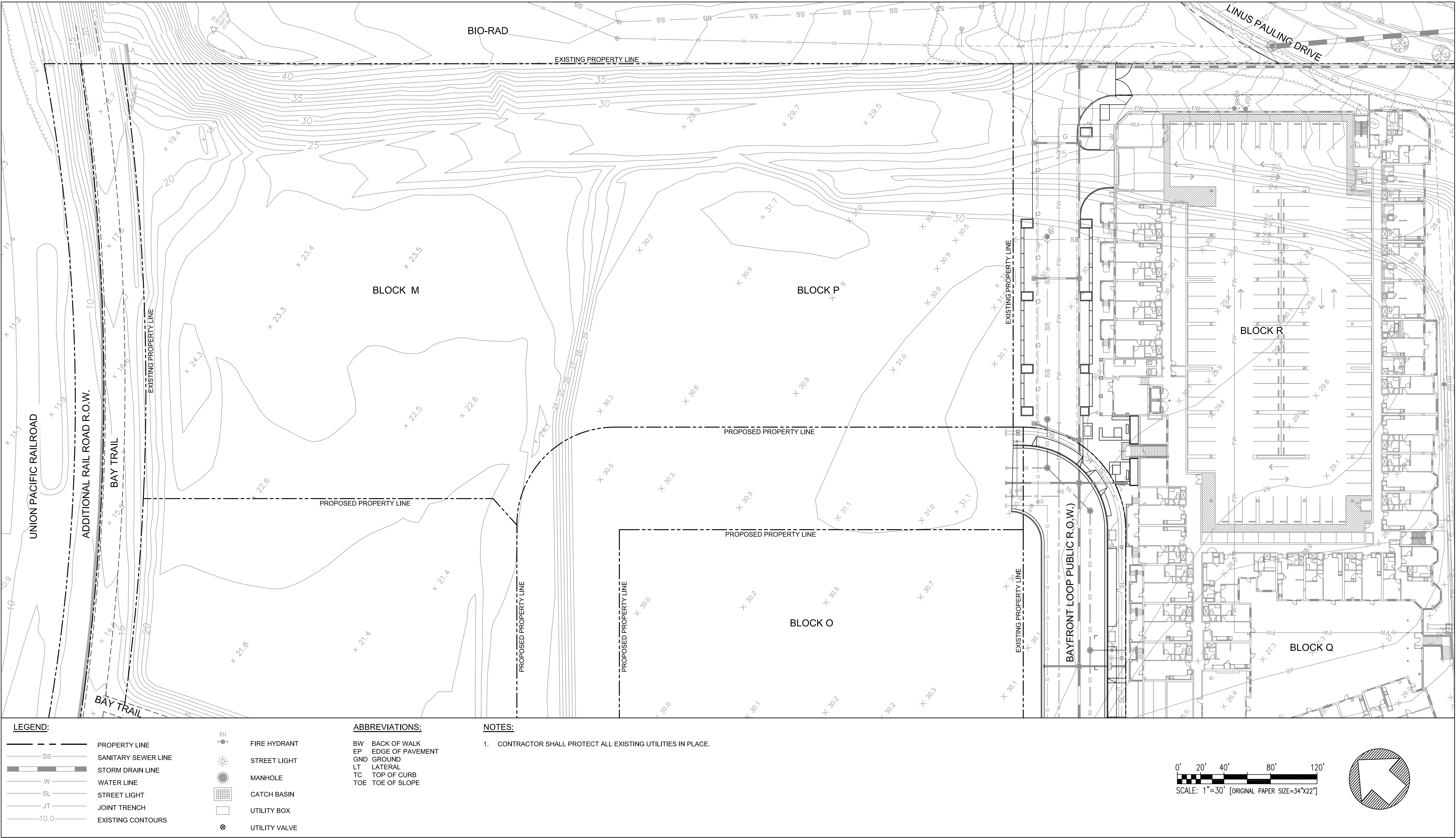


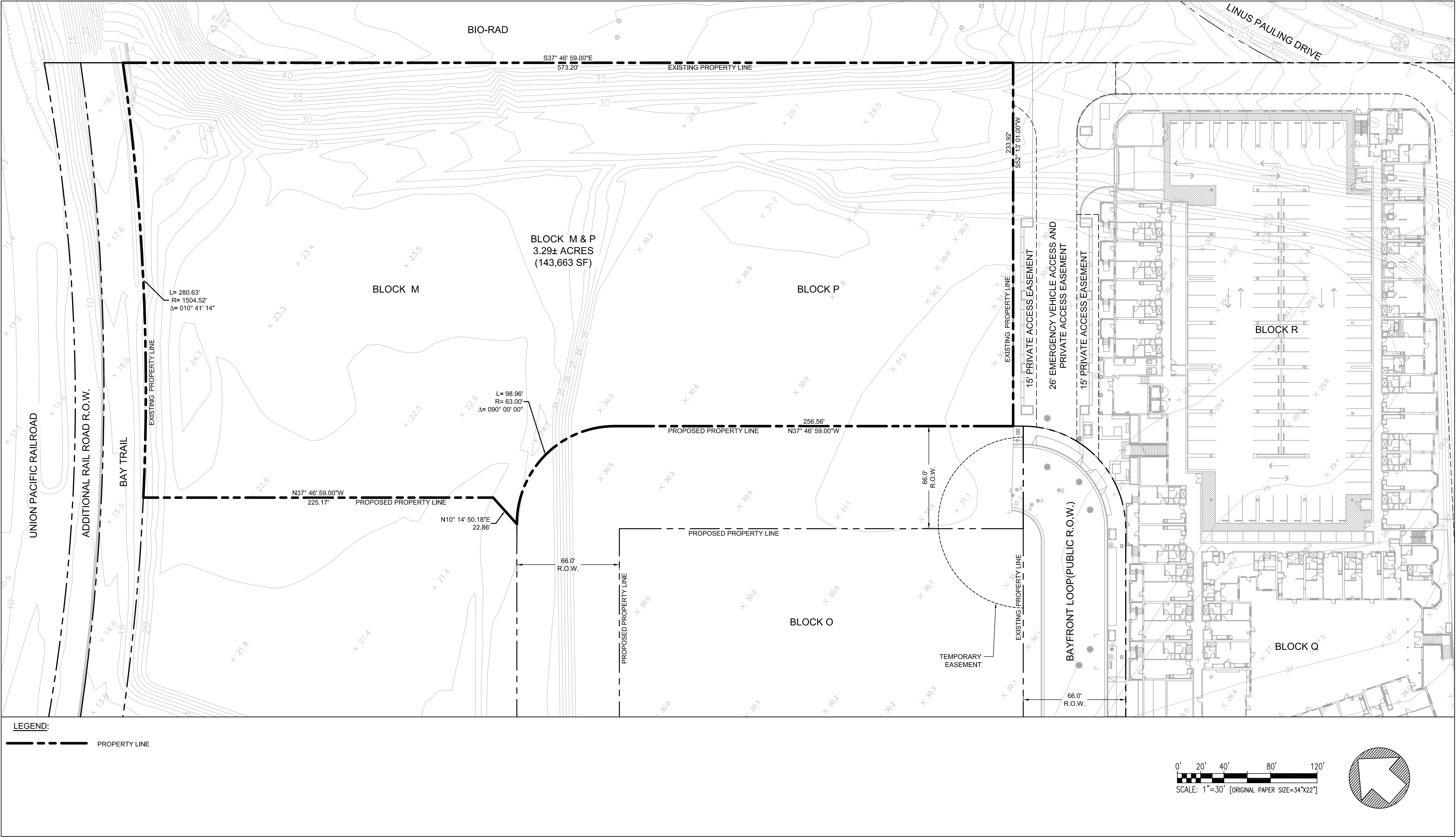
FIRE ACCESS PLAN LEGEND

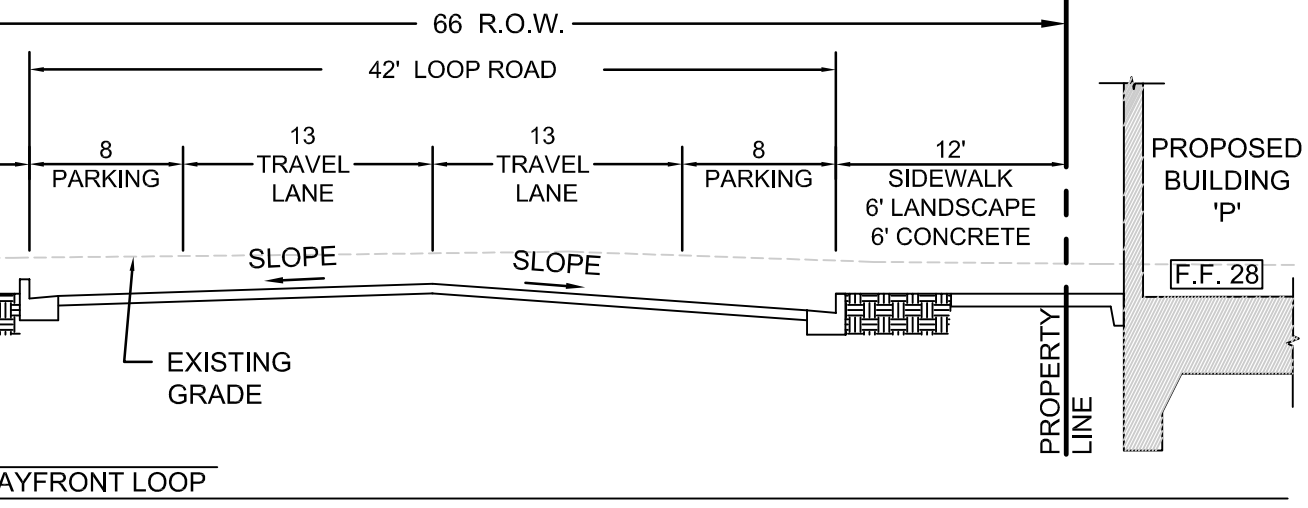
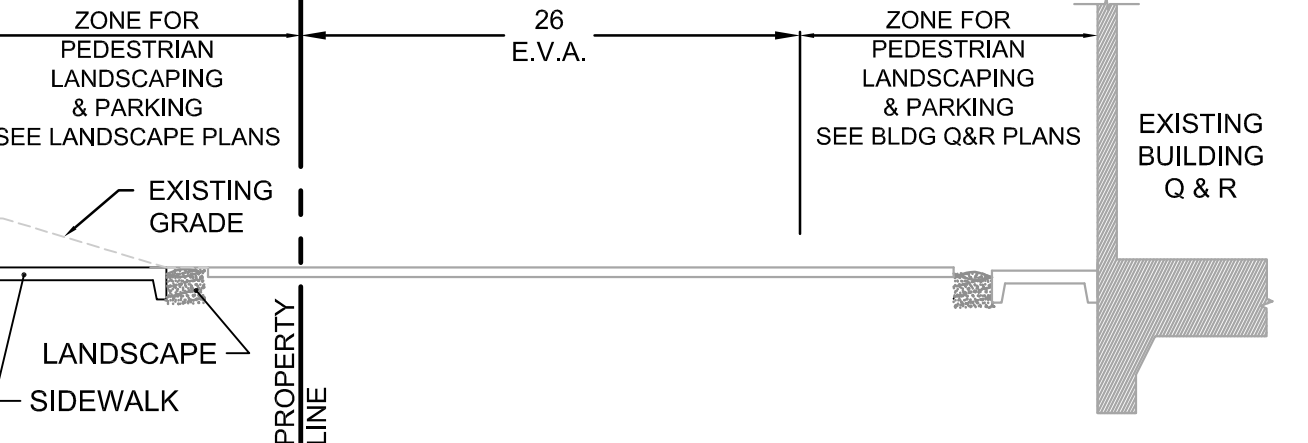
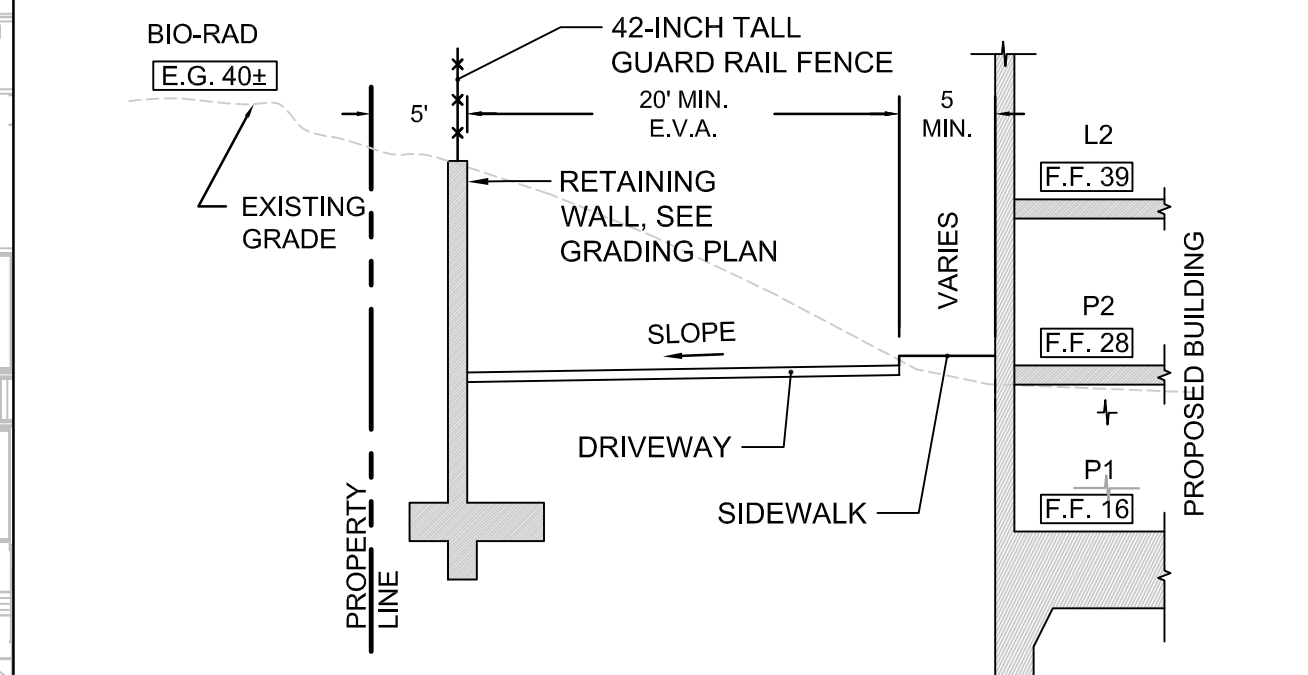
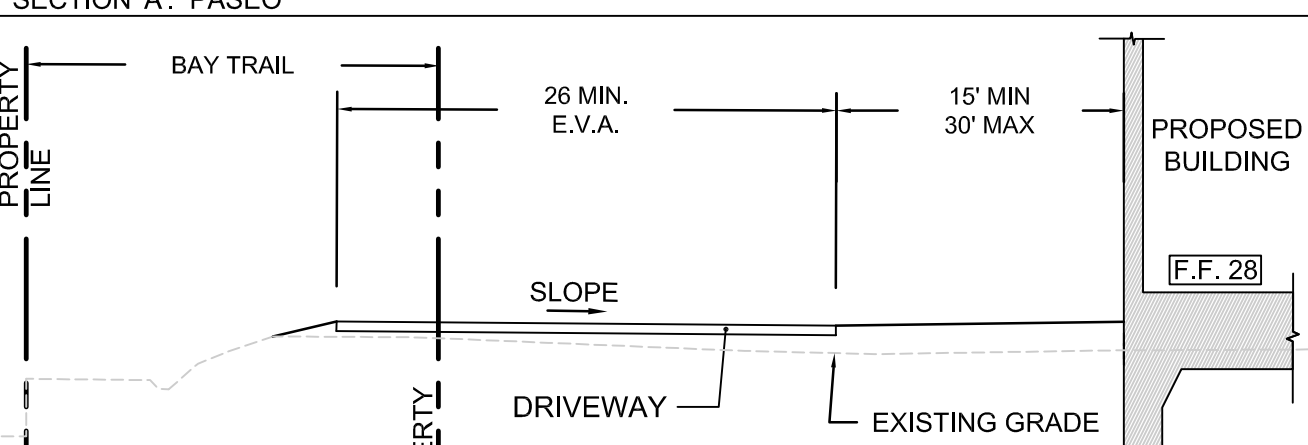
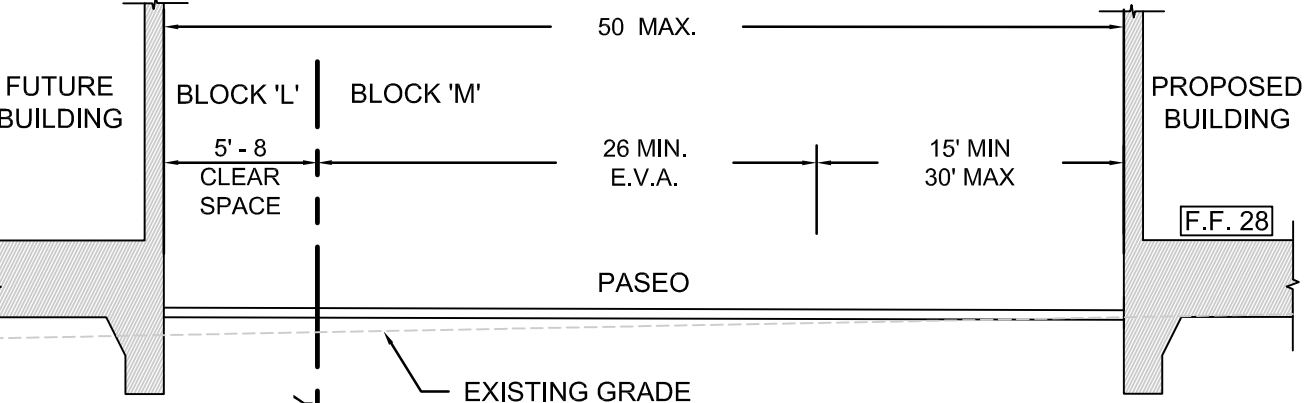
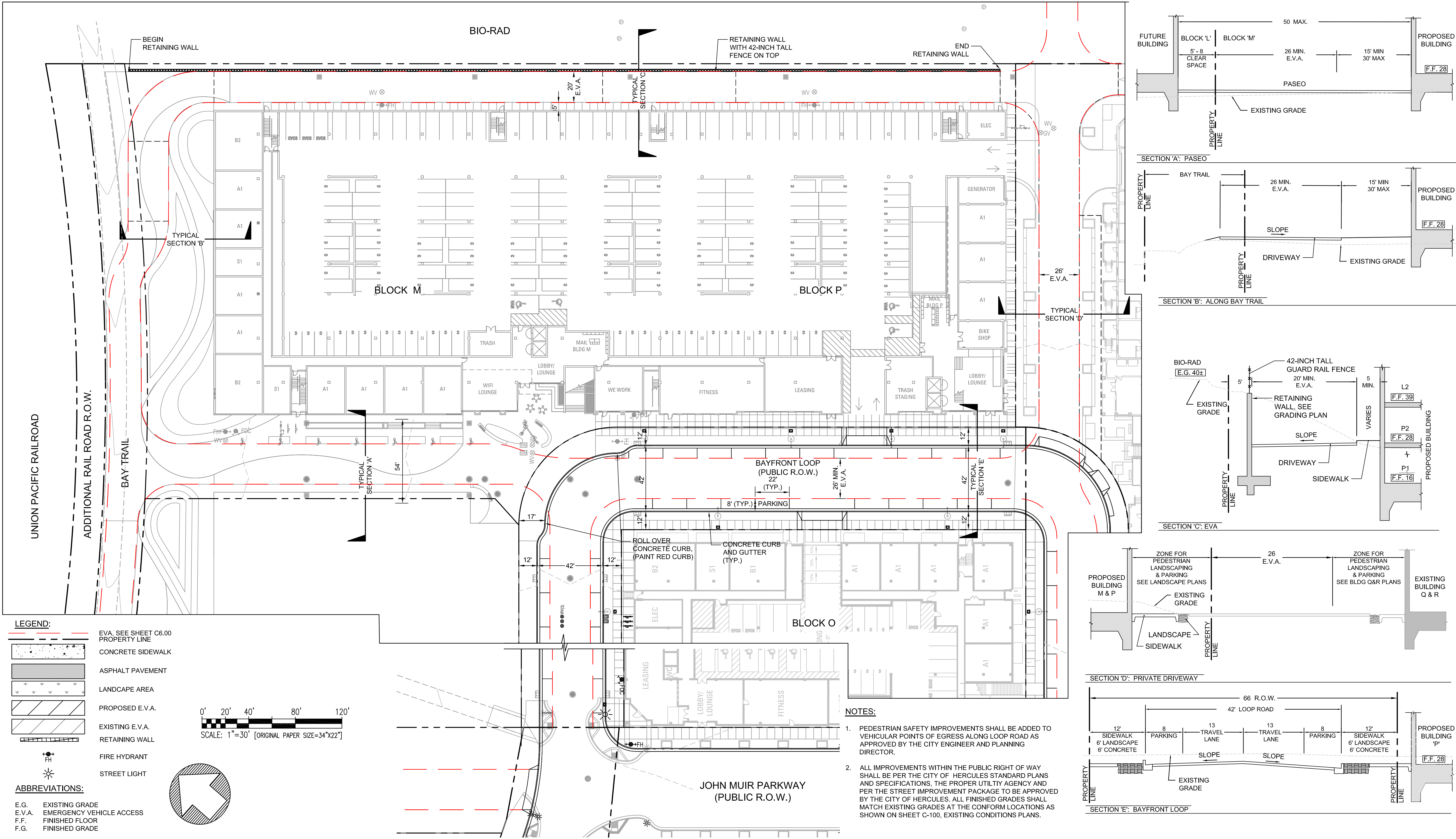
NOTE: THIS IS A FIRE ACCESS PLAN DIAGRAM. SEE FLOOR PLAN ON A1.2_ SERIES FOR TYPICAL DIMENSIONS, ROOM NAMES, AND NTOES

- - - - - FIRE DEPARTMENT ACCESS PATH
- - - - - PRIMARY RESIDENT EGRESS PATH
(NOT ALL PATHS ARE SHOWN FOR CLARITY)

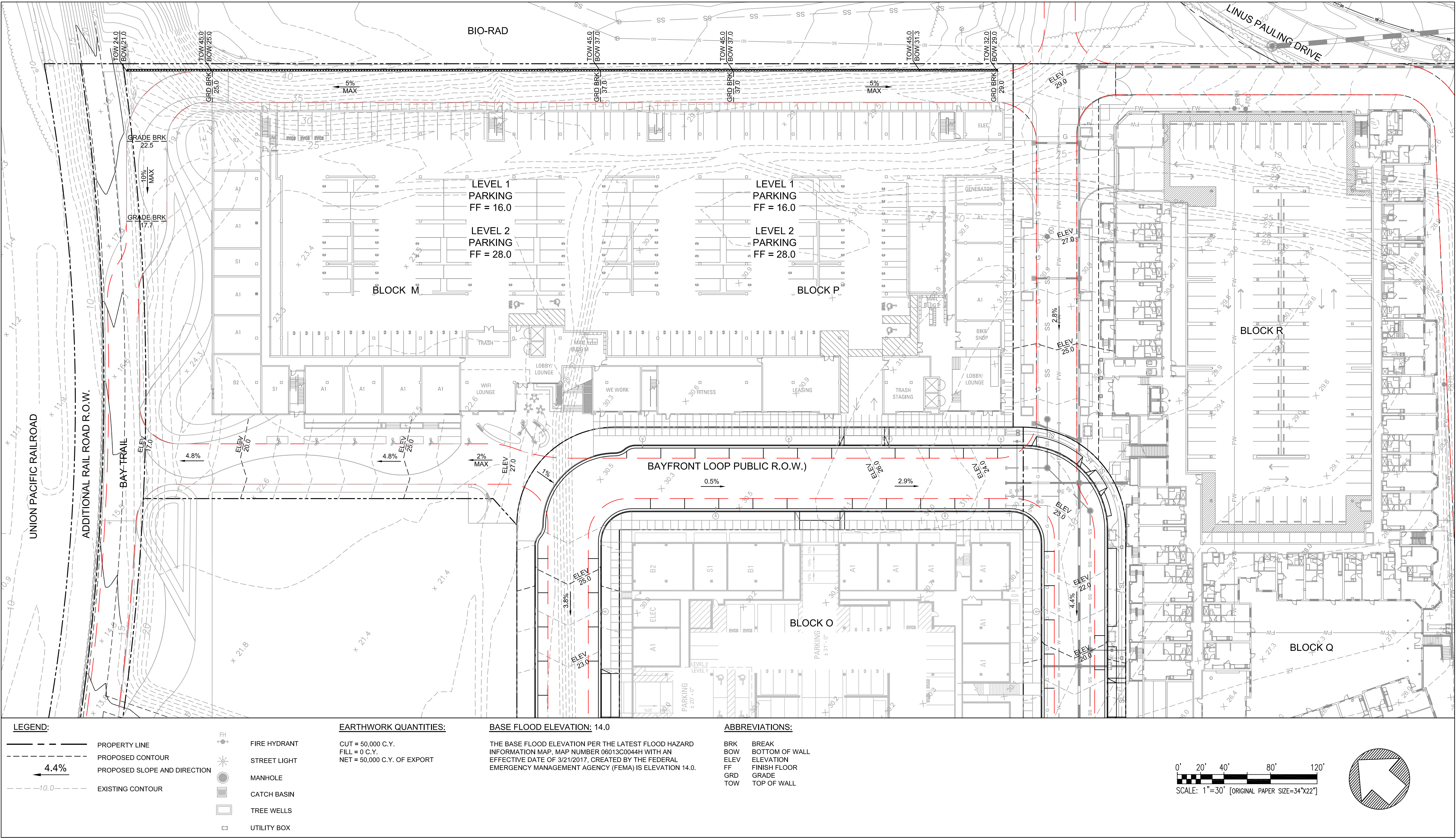


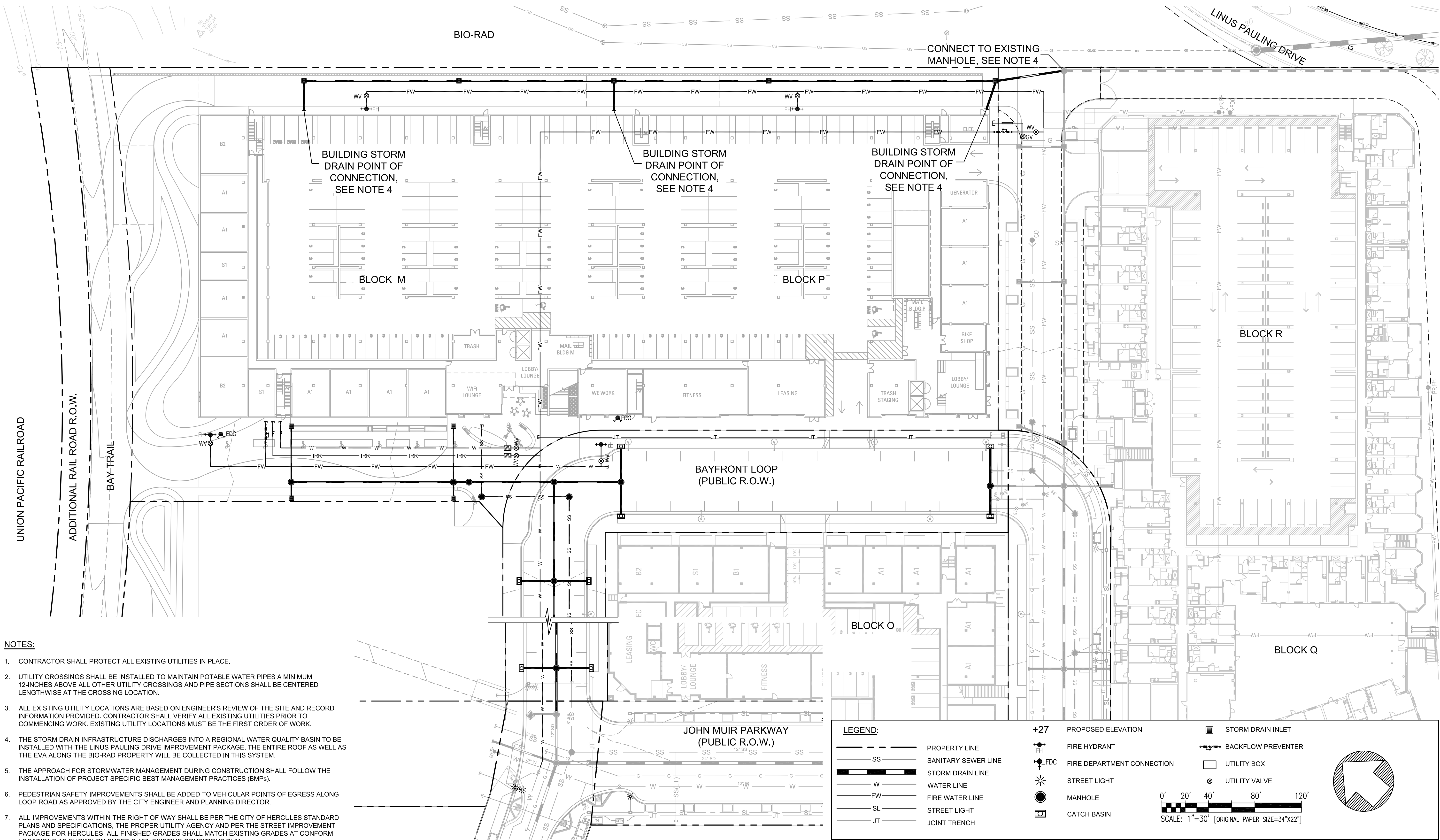


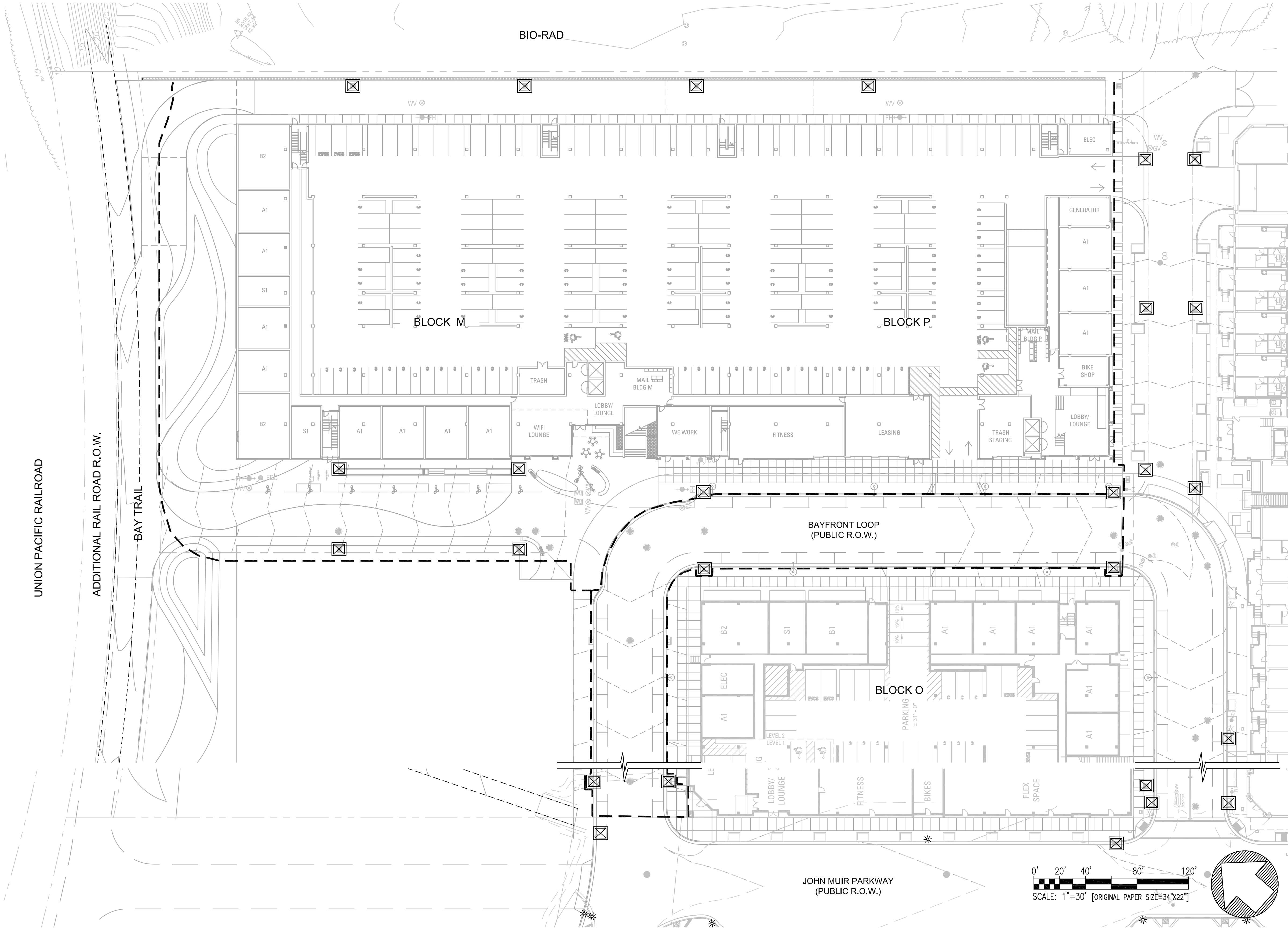




- NOTES:**
1. PEDESTRIAN SAFETY IMPROVEMENTS SHALL BE ADDED TO VEHICULAR POINTS OF EGRESS ALONG LOOP ROAD AS APPROVED BY THE CITY ENGINEER AND PLANNING DIRECTOR.
 2. ALL IMPROVEMENTS WITHIN THE PUBLIC RIGHT OF WAY SHALL BE PER THE CITY OF HERCULES STANDARD PLANS AND SPECIFICATIONS. THE PROPER UTILITY AGENCY AND PER THE STREET IMPROVEMENT PACKAGE TO BE APPROVED BY THE CITY OF HERCULES. ALL FINISHED GRADES SHALL MATCH EXISTING GRADES AT THE CONFORM LOCATIONS AS SHOWN ON SHEET C-100, EXISTING CONDITIONS PLANS.







SEDIMENT ROLL

WOOD STAKE

12" MAX

EDGE OF PAVEMENT

12" MIN

FINISHED GRADE, LANDSCAPE

SEDIMENT ROLL

GRAVEL/SAND BAG

FINISHED GRADE, HARDSCAPE

ENTRENCHMENT DETAIL
IN FLAT AREA

NOTES:

- FIBER ROLLS ARE TUBES MADE FROM POROUS BIODEGRADABLE FIBER STUFFED IN A PHOTO-DEGRADABLE OPEN WEAVE NETTING. THEY ARE APPROXIMATELY 8" DIAMETER.
- FIBER ROLLS SHALL BE SECURED IN PLACE EITHER BY GRAVEL BAGS ON HARDSCAPE OR BY STAKING THE ROLL IN A TRENCH, 2"-4" DEEP, DUG ON CONTOUR IN LANDSCAPE. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL. ROLLS SHOULD BE ABUTTED SECURELY TO PROVIDE A TIGHT JOINT, NOT OVERLAPPED.
- TURN ENDS OF FIBER ROLLS UPSLOPE.
- SILT BUILD-UP AT THE UPSLOPE SIDE OF FIBER ROLLS SHALL BE REMOVED WHEN THE DEPRESSION BECOMES 50% FULL.
- ANY PLACE WHERE WATER HAS ERODED UNDER THE FIBER ROLL SHALL BE IMMEDIATELY FILLED AS NECESSARY TO PREVENT RECURRENCE.

1

FIBER ROLL

NOT TO SCALE

GRAVEL FILLED SANDBAGS ARE STACKED TIGHTLY.

BACK OF CURB, SEE NOTE 5

DRAIN INLET

SPILLWAY

PLAN VIEW

NOTES:

- PLACE CURB TYPE SEDIMENT BARRIERS ON GENTLY SLOPING STREET SEGMENTS, WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.
- SANDBAGS OF EITHER BURLAP OR WOVEN 'GEOTEXTILE' FABRIC, ARE FILLED WITH GRAVEL LAYERED AND PACKED TIGHTLY.
- LEAVE A ONE SANDBAG GAP IN THE TOP ROW TO PROVIDE A SPILLWAY FOR OVERFLOW.
- INSPECT BARRIERS AND REMOVE SEDIMENT IMMEDIATELY BEFORE AND AFTER EACH STORM EVENT. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.
- FOR INLETS NOT AGAINST A CURB, PLACE GRAVEL FILLED SANDBAGS FULLY SURROUNDING THE INLET, IN SIMILAR PATTERN, LEAVING A SPILLWAY EVERY THIRD BAG.

2

DRAIN INLET SEDIMENT BARRIER

NOT TO SCALE

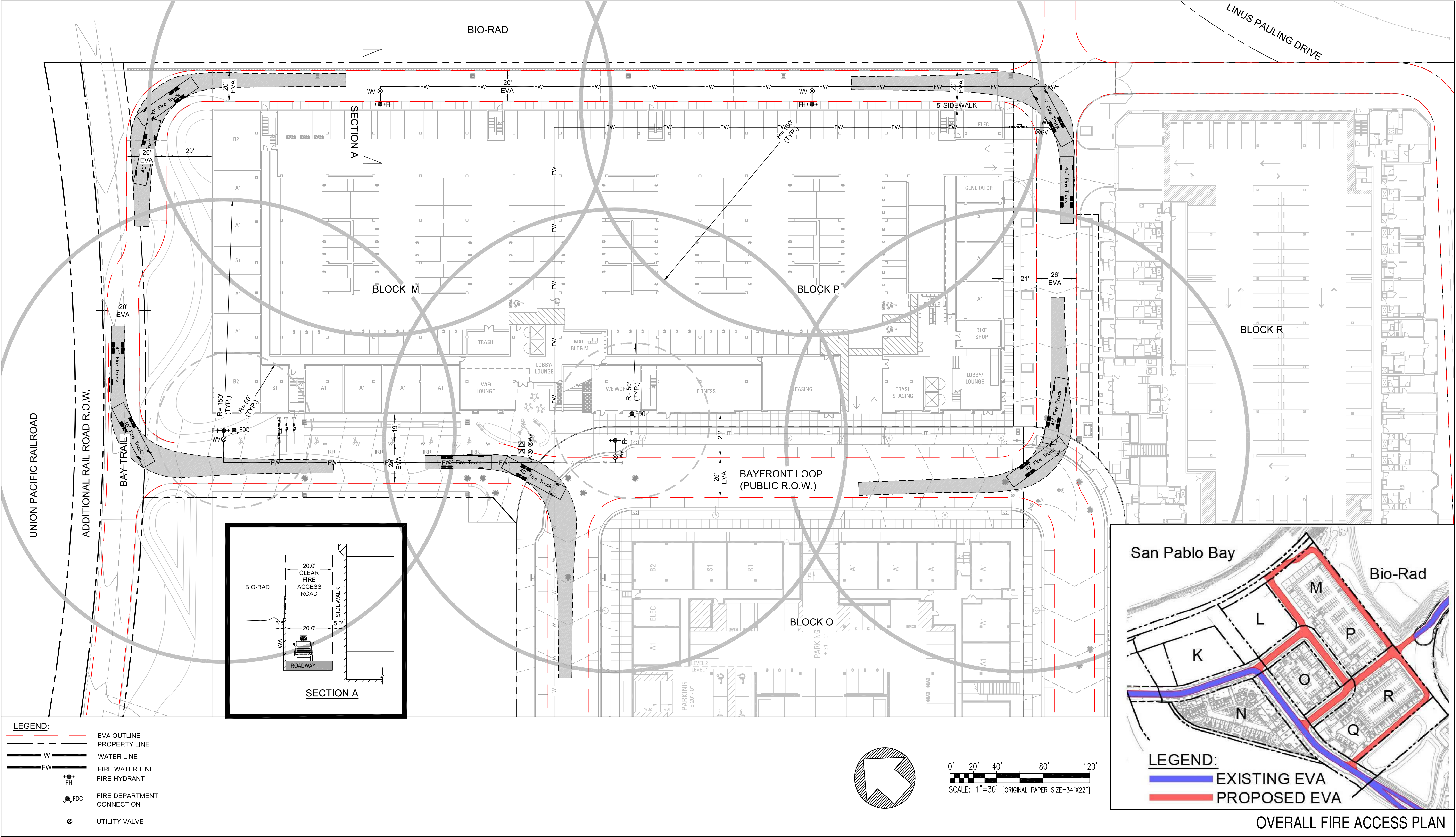
LEGEND:

FIBER ROLL,
SEE DETAIL 1, THIS SHEET

DRAIN INLET SEDIMENT BARRIER,
SEE DETAIL 2, THIS SHEET

NOTES:

- ALL EROSION CONTROL SHOWN ON THIS SHEET IS TEMPORARY FOR USE DURING CONSTRUCTION.
- TEMPORARY EROSION CONTROL DEVICES SHOWN ON THE EROSION CONTROL PLAN WHICH INTERFERE WITH THE WORK SHALL BE RELOCATED OR MODIFIED AS AND WHEN THE INSPECTOR SO DIRECTS AS THE WORK PROGRESSES TO MEET "AS GRADED" CONDITIONS.
- CONTRACTOR IS RESPONSIBLE FOR PREVENTING SEDIMENT FROM LEAVING THE SITE AND ENTERING THE DOWNSTREAM DRAINAGE SYSTEM. THIS PLAN MAY NOT COVER ALL SITUATIONS THAT ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. CONTRACTOR SHALL UPDATE PLANS TO REFLECT CHANGING SITE CONDITIONS AND MONITOR EROSION CONTROL EFFECTIVENESS.





Sheet List Table	
Sheet Number	Sheet Title
L0.00A	COVER SHEET BLOCKS M&P
L0.01A	SCHEDULES AND NOTES BLOCKS M&P
L1.01A	LAYOUT PLAN BLOCKS M&P
L2.01A	GATE AND FENCING PLAN BLOCKS M&P
L3.01A	LIGHTING PLAN BLOCKS M&P
L4.01A	PLANTING PLAN BLOCKS M&P
L5.01A	IRRIGATION
L6.01A	SITE FINISHING IMAGES BLOCKS M&P
L7.01A	PERSPECTIVE RENDERINGS BLOCK M&P
L7.02A	PERSPECTIVE RENDERINGS BLOCK M&P
L7.03A	SECTIONS - BLOCKS M&P

ZONING TAKE OFFS			
ZONING		PROPOSAL SQFT	MASTER PLAN STANDARDS
NEIGHBORHOOD SQUARE	TOTAL	4,044	MIN. 20'X20' 400 SQFT
	SOFTSCAPE	141	
	EVA	1,251	
PASEO	TOTAL	6,247	MIN. 12'X50' 600 SQFT
	SOFTSCAPE	859	
	EVA	4,152	
NEIGHBORHOOD PARK	TOTAL	19,160	MIN. 10'X420' 4,200 SQFT
	SOFTSCAPE	9,540	
	EVA	6,281	
	BAYTRAIL	3,339	

SITE TAKE OFFS			
	OPEN SPACE (PLANTING AND HARDSCAPE AREAS)	GREEN SPACE (PLANTING AREAS AT TURF PAVING ONLY)	-
PODIUM LANDSCAPE	29,300 SF	14,470 SF	-
LANDSCAPE OUTSIDE BUILDING FOOTPRINT	45,500 SF	17,630 SF	-
TOTAL PROJECT LANDSCAPE	74,300 SF	32,100 SF	-

LAYOUT NOTES

1. VERIFY LOCATION OF ALL BUILDINGS, WALLS, ROADS AND CURBS AFFECTING LANDSCAPE SCOPE OF WORK WITH ARCHITECTURAL AND CIVIL ENGINEER'S DRAWINGS.
2. VERIFY LOCATION OF ALL VAULTS, ELECTRICAL DUCT BANKS, MANHOLES, CONDUIT AND PIPING, DRAINAGE STRUCTURES AND OTHER UTILITIES WITH THE APPROPRIATE ENGINEERING DRAWINGS.
3. TAKE ALL DIMENSIONS FROM BACK OF CURB, WALL OR BUILDING OR TO CENTERLINE OF COLUMNS OR TREES UNLESS OTHERWISE NOTED. ALL MEASUREMENTS TO DESIGNATED CENTERLINE(S).
4. TAKE ALL DIMENSIONS PERPENDICULAR TO ANY REFERENCE LINE, WORK LINE, FACE OF BUILDING, FACE OF WALL, OR CENTERLINE.
5. ALL DIMENSIONS TAKEN TO CENTERLINE OF BUILDING COLUMN SHALL MEAN THE FIRST ROW OF COLUMNS CLOSEST TO THE FACE OF THE BUILDING. SEE ARCHITECT'S DRAWINGS FOR CORRESPONDING COLUMN LINES.
6. ALL ANGLES TO BE 90 DEGREES AND ALL LINES OF PAVING AND FENCING TO BE PARALLEL UNLESS NOTED OTHERWISE. MAINTAIN HORIZONTAL ALIGNMENT OF ADJACENT ELEMENTS AS NOTED ON THE DRAWINGS.
7. HOLD TOPS OF WALLS AND FENCES LEVEL UNLESS NOTED OTHERWISE.
8. REFERENCE TO NORTH REFERS TO TRUE NORTH, REFERENCE TO SCALE IS FOR FULL-SIZED DRAWINGS ONLY. DO NOT SCALE FROM REDUCED DRAWINGS.
9. DIMENSIONS TAKE PRESIDENCE OVER SCALES SHOWN ON DRAWINGS.
10. NOTES AND DETAILS ON SPECIFIC DRAWINGS TAKE PRESIDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.
11. DO NOT INSTALL ANY WORK ON STRUCTURE PRIOR TO REVIEW OF WATERPROOFING BY ARCHITECT.
12. WHERE NOT SHOWN ON LANDSCAPE DRAWINGS, SEE CIVIL ENGINEER'S DRAWINGS FOR ROADWAY CENTERLINES, BUILDING SETBACKS AND BENCH MARKS.
13. ALL CONCRETE SLABS AND RAMP OR STEP FOOTINGS SHALL BE DOWELED INTO ABUTTING WALLS, FOUNDATIONS AND FOOTINGS USING BARS OF THE SAME SIZE AND SPACING UNLESS NOTED OTHERWISE. SEE JOINTING DETAILS.
14. LAYOUT OF ALL SITE ELEMENTS, WALLS, PATHS, ROADS ETC. ARE SUBJECT TO FIELD VERIFICATION OF IMPACTS TO ROOT ZONES OF EXISTING TREES BY LANDSCAPE ARCHITECT AND ARBORIST.

GRADING NOTES

1. FOR EXISTING TOPOGRAPHY INCLUDING GRADES, UTILITIES, PROPERTY LINES, LIMITS OF ROADWAYS, CURBS AND GUTTERS, EXISTING TREES, ETC., REFER TO THE CIVIL DRAWINGS.
2. ALL FINISHED GRADES SHALL PROVIDE FOR NATURAL RUNOFF OF WATER WITHOUT LOW SPOTS OR POCKETS. SET FLOW LINES ACCURATELY AND PROVIDE A MINIMUM 2% AND A MAXIMUM 50% GRADIENT UNLESS OTHERWISE NOTED.
3. HOLD FINISHED GRADES FOR SHRUB AND GROUNDCOVER AREAS 1 1/2 INCH BELOW TOP OF ADJACENT PAVEMENT, CURBS, OR HEADERS UNLESS OTHERWISE NOTED ON THE DRAWINGS.
4. GRADUALLY ROUND OFF TOPS AND TOES OF ALL PLANTED SLOPES TO PRODUCE A SMOOTH AND NATURAL APPEARING TRANSITION BETWEEN RELATIVELY LEVEL AREAS AND SLOPES.
5. GENERAL CONTRACTOR TO COORDINATE SIZE AND LOCATION OF SLAB PENETRATIONS FOR DRAINAGE STRUCTURES WITH MECHANICAL CONTRACTOR.

ABBREVIATIONS

- BC

BF

BIO

BLDG

BOC

BR

BS

BW

CB

CBC

CJ

CL

CONC

DIA

(E)

EQ

EJ

FFE

FG

FS

HDR

HP

INV

LOW

LP

NIC

OC

OCEW

PL

PA

PGR

ROW

SAD

SCD

SED

SIM

SJ

SQ

SS

SSD

TBD

TC

TF

TOS

TR

TRE

TS

TW

TYP

UON

VIF
- BOTTOM OF CURB

BOTTOM OF FENCE

BIO-RENTENTION BASIN

BUILDING

TOP OF BACK OF CURB

BOTTOM OF RAMP

BOTTOM OF STEP

BOTTOM OF WALL

CATCH BASIN INVERT ELEVATION

CALIFORNIA BUILDING CODE

CONTROL JOINT

CENTER LINE

CONCRETE

DIAMETER

(EXISTING)

EQUAL

EXPANSION JOINT

FINISH FLOOR ELEVATION

FINISH GRADE

FINISH SURFACE

HEADER

HIGH POINT

INVERT

LIMIT OF WORK

LOW POINT

NOT IN CONTRACT

ON CENTER

ON CENTER EACH WAY

PROPERTY LINE

PLANTING AREA

PER GEOTECHNICAL REPORT

RIGHT OF WAY

SEE ARCHITECTURAL DRAWINGS

SEE CIVIL DRAWINGS

SEE ELECTRICAL DRAWINGS

SIMILAR

SCORE JOINT

SQUARE

STAINLESS STEEL

SEE STRUCTURAL DRAWINGS

TO BE DETERMINED

TOP OF CURB

TOP OF FENCE

TOP OF SLAB

TOP OF RAMP

TREE

TOP OF STEP

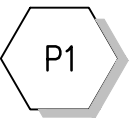
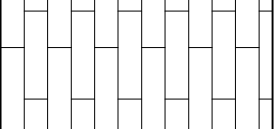
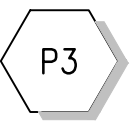
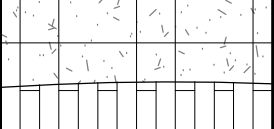
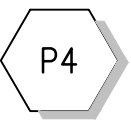
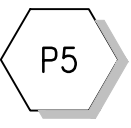
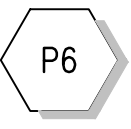
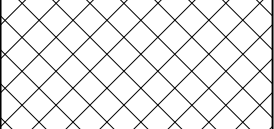
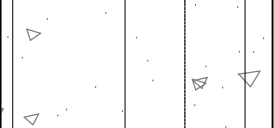
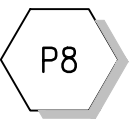
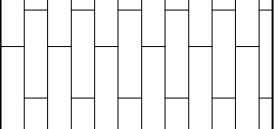
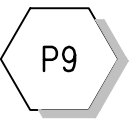
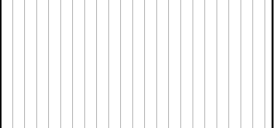
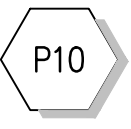
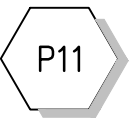
TOP OF WALL

TYPICAL

UNLESS OTHERWISE NOTED

VERIFY IN FIELD

PAVING SCHEDULE

SYMBOL		MATERIAL DESCRIPTION
		SIDEWALKS MATERIAL: CAST IN PLACE CONCRETE COLOR: DARK GREY FINISH : ETCHED FINISH JOINTS: SAW CUT
		NEIGHBORHOOD PLAZA PAVING MATERIAL: PRECAST CONCRETE PAVERS COLOR: TAN FINISH : SHOT BLAST JOINTS: POLYMERIC SAND
		PASEO PAVING MATERIAL: CAST IN PLACE CONCRETE COLOR: TAN/BROWN FINISH : ETCHED JOINTS: SAW CUT
		BAY TRAIL PAVING MATERIAL: ASPHALT COLOR: NATURAL
		EVA PAVING MATERIAL: ASPHALT COLOR: NATURAL
		EVA PAVING MATERIAL: PRESTO GEOBLOCK TURF PAVE COLOR: NATURAL
		PAVING ADJACENT TO BLOCK Q&R MATERIAL: CAST IN PLACE CONCRETE COLOR: PEWTER FINISH : ETCHED JOINTS: SAW CUT
		PODIUM PAVING AT M&P AMENITY SPACES MATERIAL: PRE CAST CONCRETE PAVERS COLOR: TAN FINISH : SHOT BLAST JOINTS: POLYMERIC SAND
		PODIUM PAVING AT M&P SEATING AREAS & STOOPS MATERIAL: WOOD DECKING COLOR: NATURAL
		PODIUM WALKWAY PAVING MATERIAL: CAST IN PLACE CONCRETE COLOR: TAN/BROWN FINISH : STAMP TEXTURED JOINTS: TOOLED
		PODIUM LADDER ZONE MATERIAL: GRAVEL PAVE COLOR: DESERT GOLD SIZE: 3/8" PRODUCT: L'YNGSO

- P

L



BLOCK Q+R PROPERTY LINES
- L

I

M

I

T

O

F

W

O

R

K
- 
- LIMIT OF WORK BOUNDARY
- E

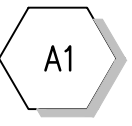
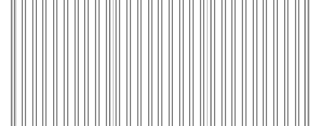
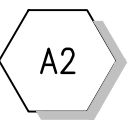
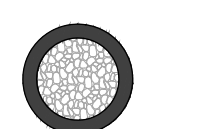
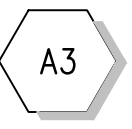
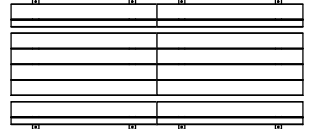
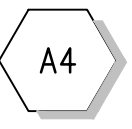
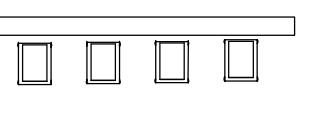
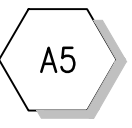
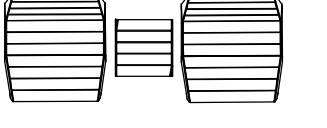
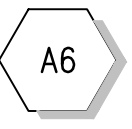
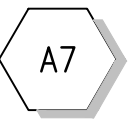
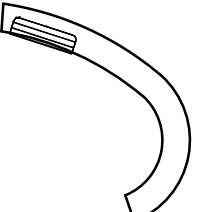
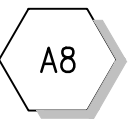
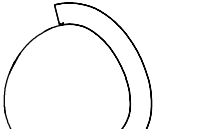
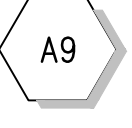
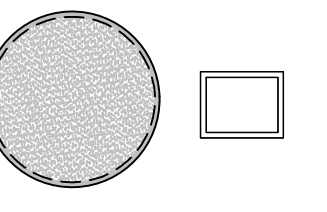
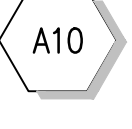
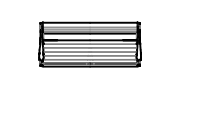
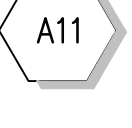
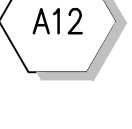
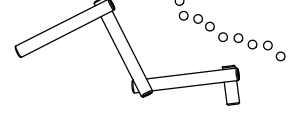
V

A

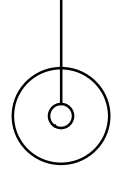
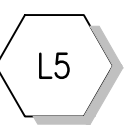
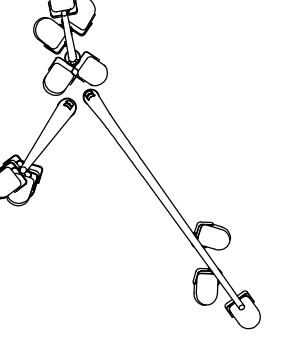


EVA

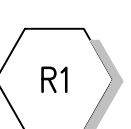
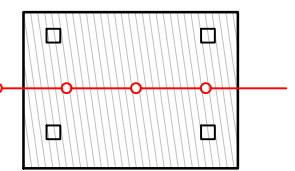
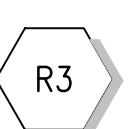
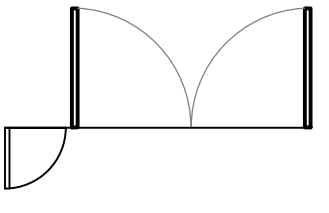
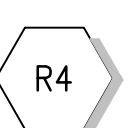
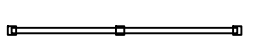
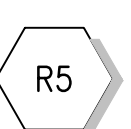
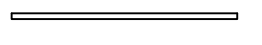
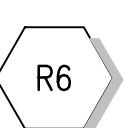
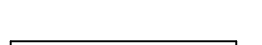
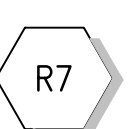
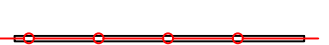
AMENITY SCHEDULE

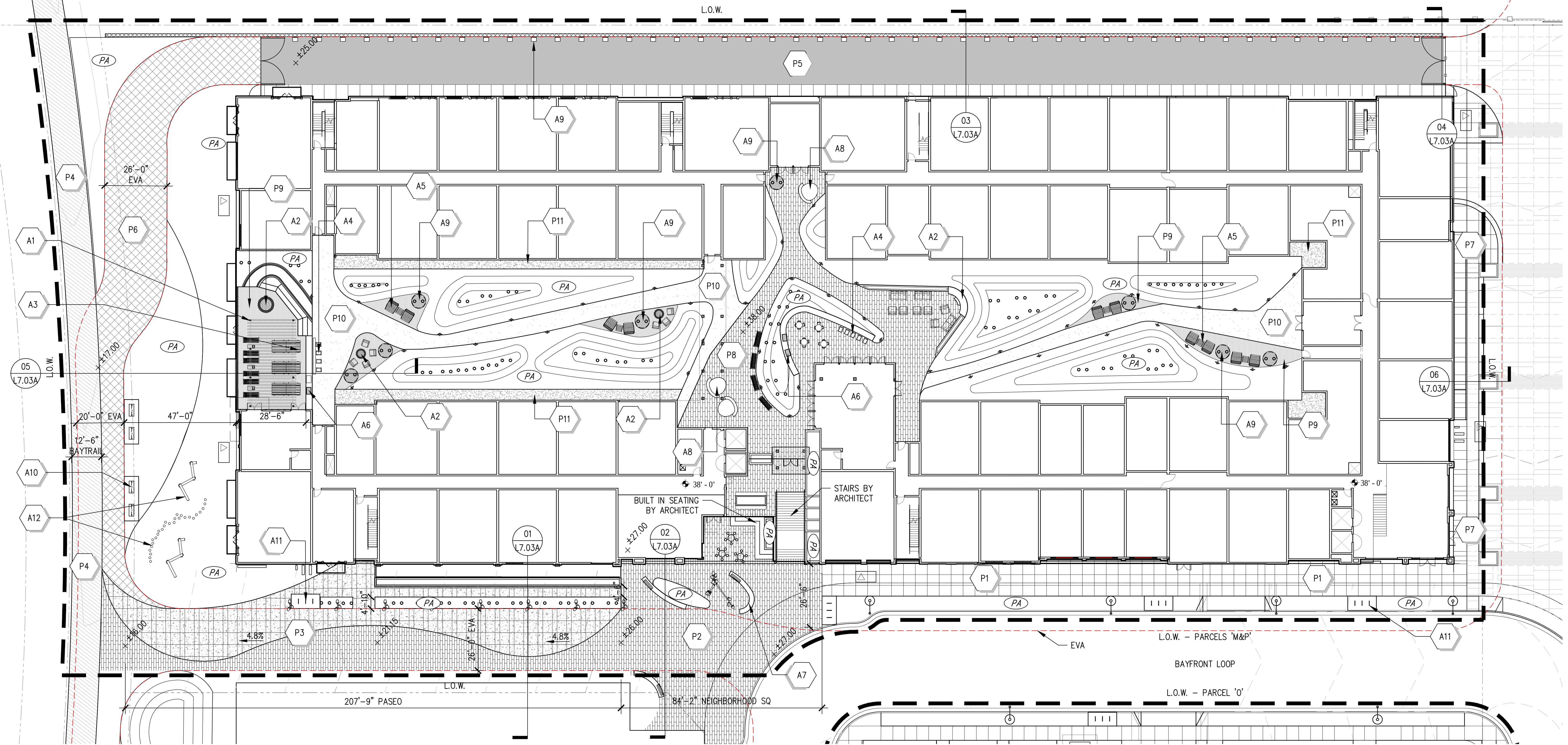
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		SHADE TRELLIS
		FIRE FEATURES
		PICNIC TABLES
		BAR AND STOOL
		BENCHES AND SEATING ON PODIUM
		BBQ'S
		BUILT IN SEATING
		MOONSTONE SEATING
		PLANTER
		PARK BENCHES
		BICYCLE RACK
		WOOD PLAY LOGS

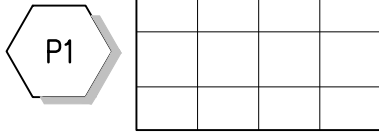
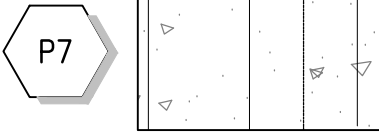
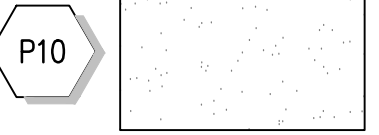
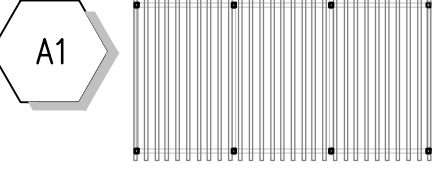
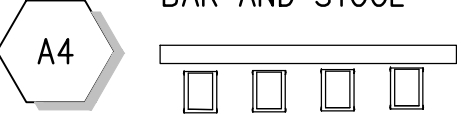
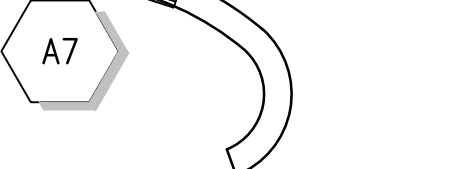
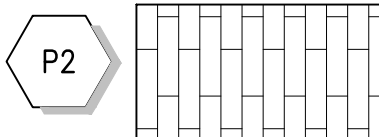
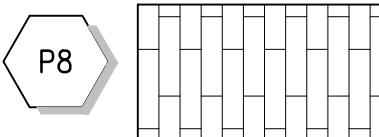
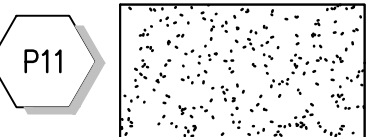
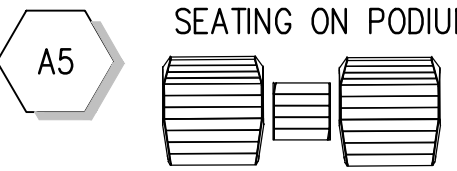
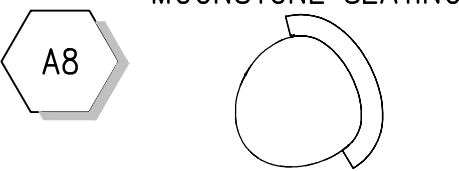
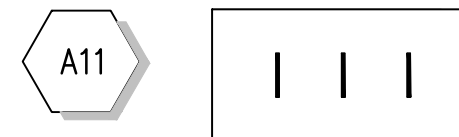
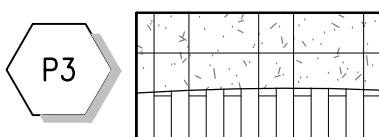
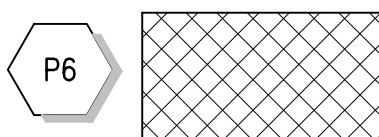
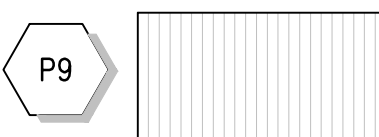
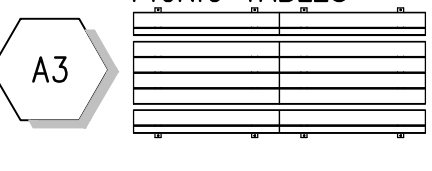
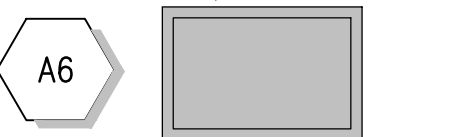
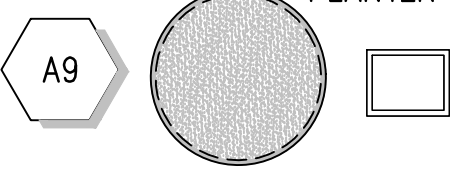
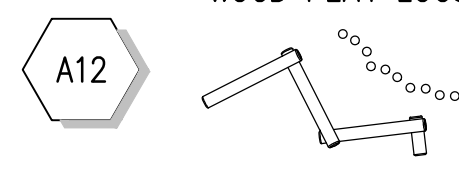
LIGHTING SCHEDULE

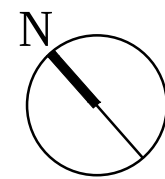
SYMBOL		DESCRIPTION	IMAGE
		IN-GRADE TREE UPLIGHTS	
		IN-GRADE PATH LIGHTS	
		STREET LIGHTS TO MATCH EXISTING (NOT IN SCOPE)	
		SPECIALTY LIGHTING AT NEIGHBORHOOD PLAZA AND PASEO	

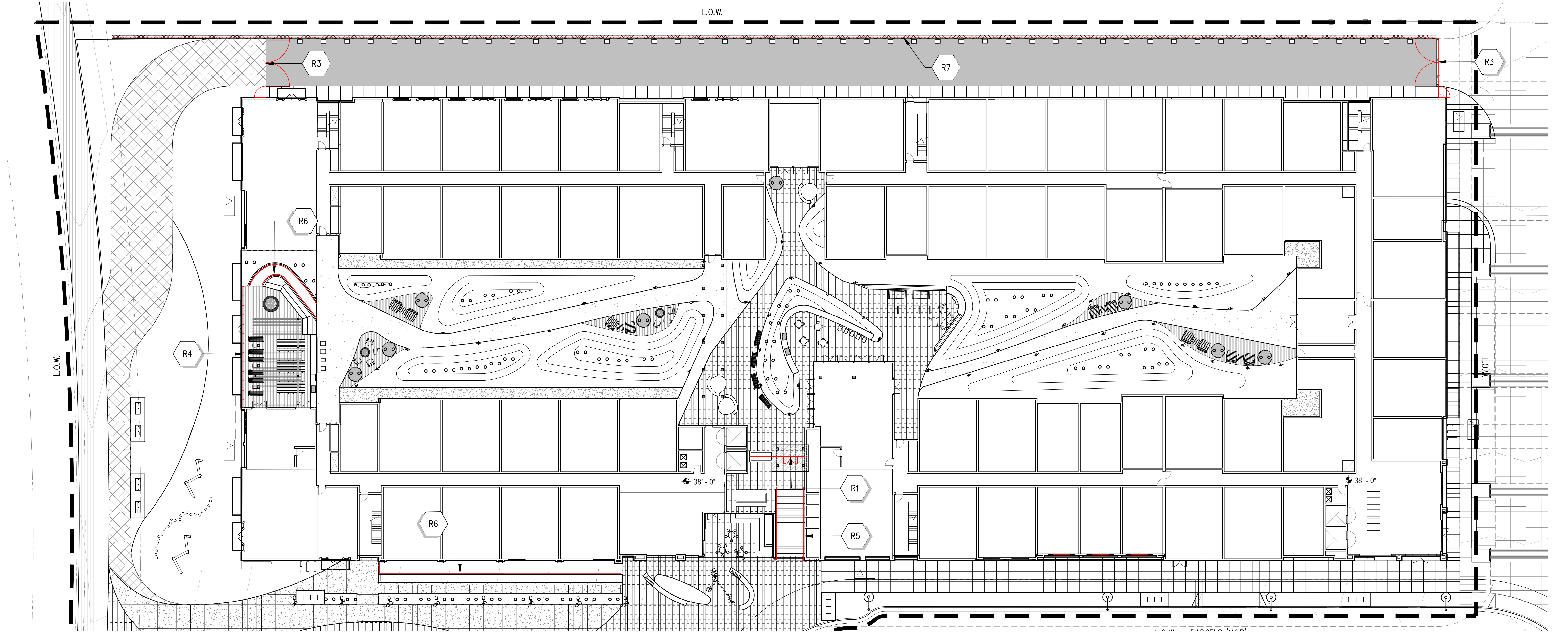
RAILING, FENCE, & GATES SCHEDULE

SYMBOL		MATERIAL DESCRIPTION
		PODIUM ENTRANCE FENCE AND GATE
		EVA GATE SWINGING VEHICULAR GATE WITH PEDESTRIAN OPENING
		GLASS RAILING
		HANDRAIL
		CABLE RAILING
		FENCE AT BIO-RAD TOP OF WALL



 SIDEWALKS MATERIAL: CAST IN PLACE CONCRETE COLOR: DARK GREY FINISH: ETCHED FINISH JOINTS: SAW CUT	 BAY TRAIL PAVING MATERIAL: ASPHALT COLOR: NATURAL	 PAVING ADJACENT TO BLOCK Q&R MATERIAL: CAST IN PLACE CONCRETE COLOR: PEWTER FINISH: ETCHED JOINTS: SAW CUT	 PODIUM WALKWAY PAVING MATERIAL: CAST IN PLACE CONCRETE COLOR: TAN/BROWN FINISH: STAMP TEXTURED JOINTS: TOOLED	 SHADE TRELLIS	 BAR AND STOOL	 BUILT IN SEATING	 PARK BENCHES
 NEIGHBORHOOD PLAZA PAVING MATERIAL: PRECAST CONCRETE PAVERS COLOR: TAN FINISH: SHOT BLAST JOINTS: POLYMERIC SAND	 EVA PAVING MATERIAL: ASPHALT COLOR: NATURAL	 PODIUM PAVING AT M&P AMENITY SPACES MATERIAL: PRE CAST CONCRETE PAVERS COLOR: TAN FINISH: SHOT BLAST JOINTS: POLYMERIC SAND	 PODIUM LADDER ZONE MATERIAL: GRAVEL PAVE COLOR: DESERT GOLD SIZE: 3/8" PRODUCT: LYNCSO	 FIRE FEATURES	 BENCHES AND SEATING ON PODIUM	 MOONSTONE SEATING	 BICYCLE RACK
 PASEO PAVING MATERIAL: CAST IN PLACE CONCRETE COLOR: TAN/BROWN FINISH: ETCHED JOINTS: SAW CUT	 EVA PAVING MATERIAL: PRESTO GEOBLOCK TURF PAVE COLOR: NATURAL	 PODIUM PAVING AT M&P SEATING AREAS & STOOPS MATERIAL: WOOD DECKING COLOR: NATURAL		 PICNIC TABLES	 BBQ'S	 PLANTER	 WOOD PLAY LOGS





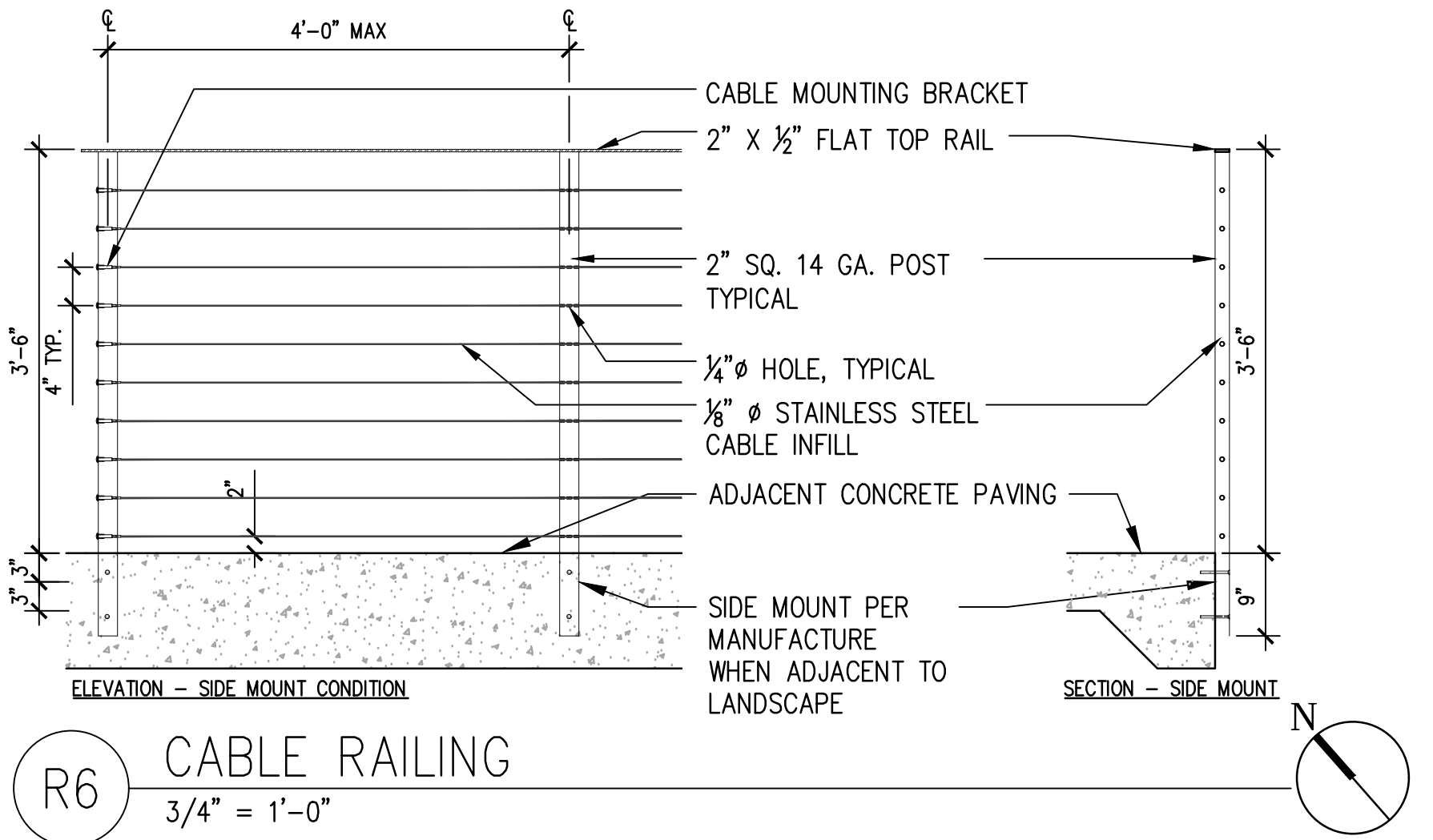
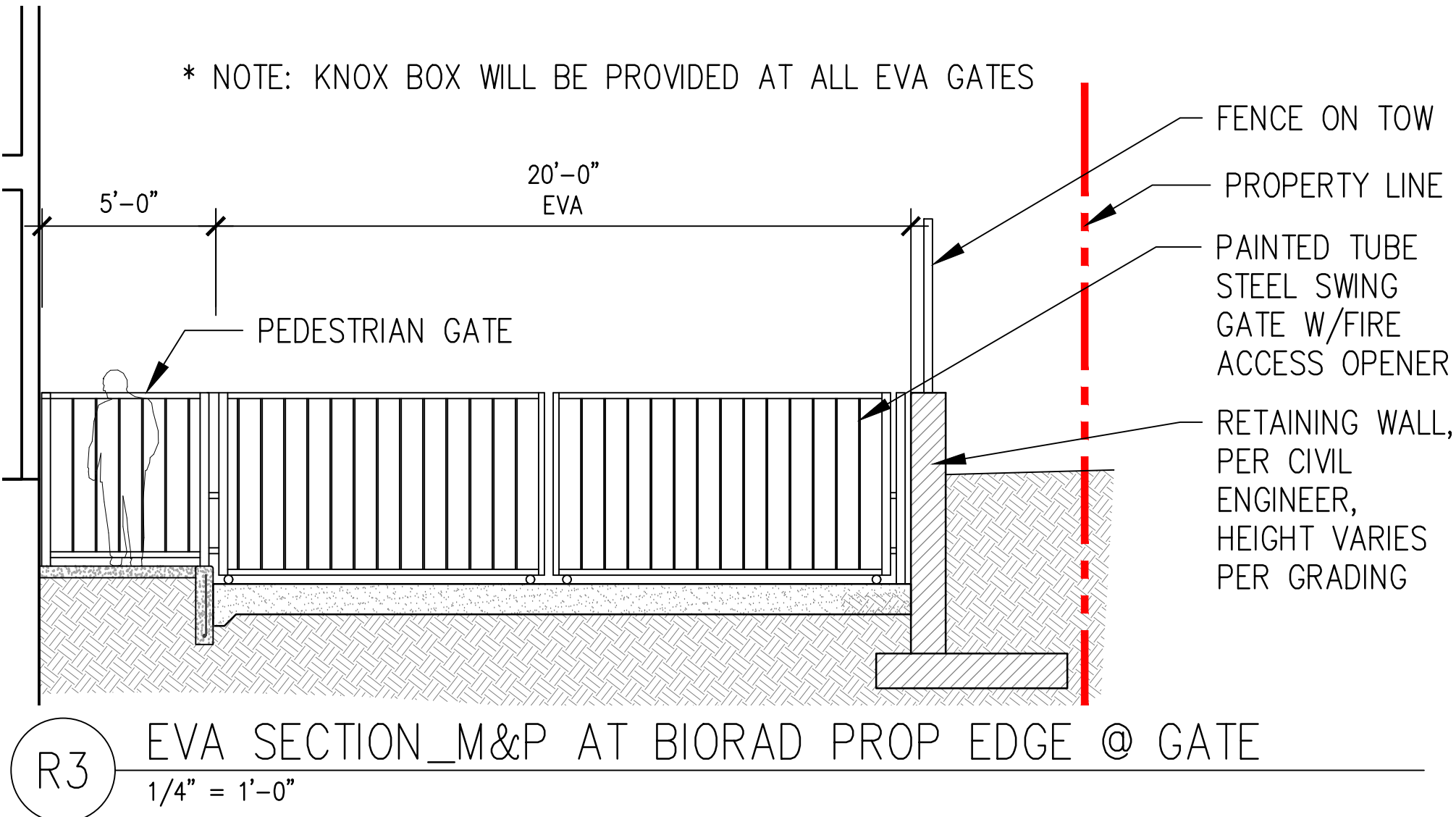
R7 STEEL FENCE
NOT TO SCALE

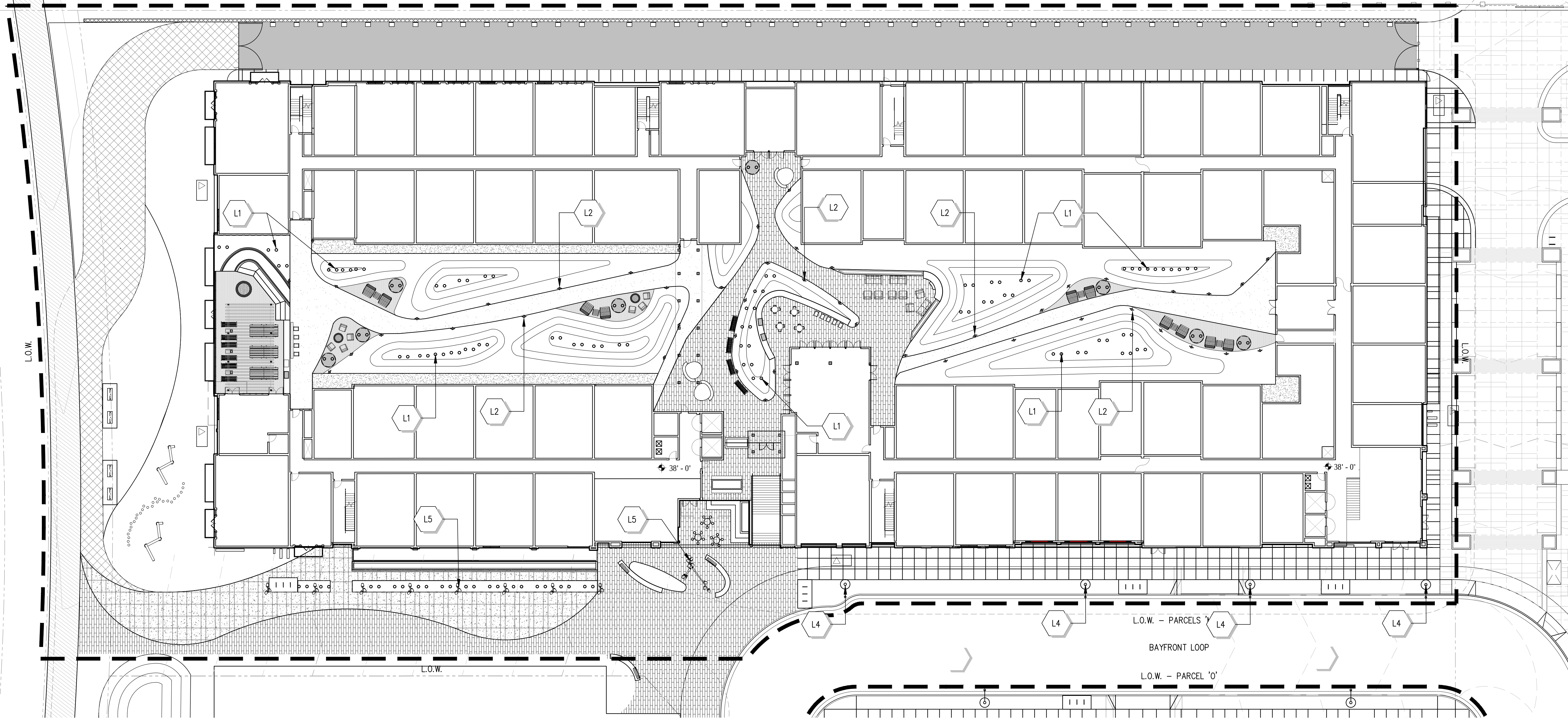


R5 HANDRAIL
NOT TO SCALE

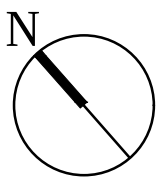


R4 GLASS RAILING
NOT TO SCALE





L1 IN-GRADE TREE UPLIGHTS	L4 STREET LIGHTS TO MATCH EXISTING (NOT IN SCOPE)	L5 SPECIALTY LIGHTING AT NEIGHBORHOOD PLAZA AND PASEO
L2 IN-GRADE PATH LIGHTS		

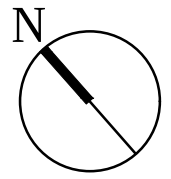


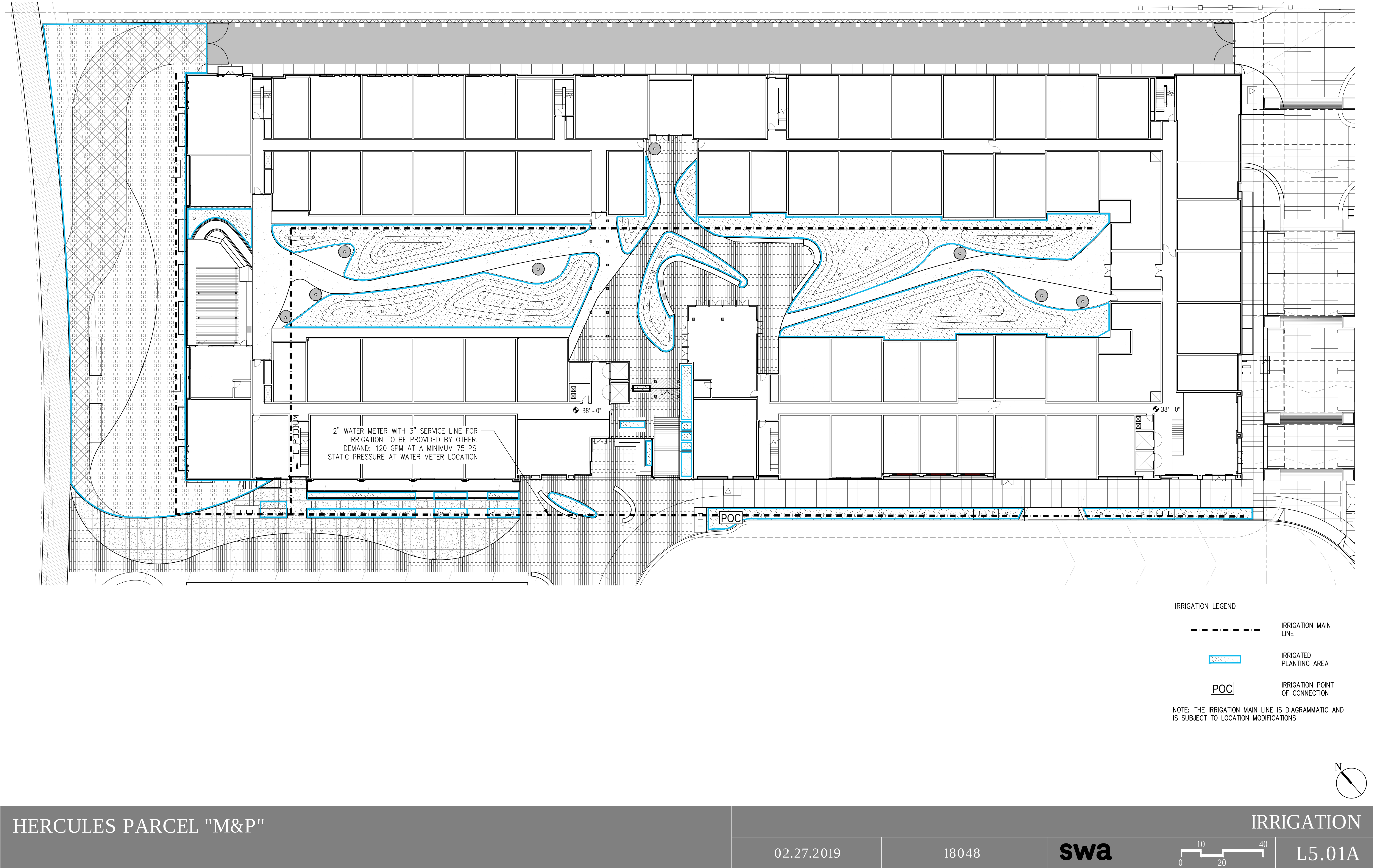


TREE PLANTING LEGEND			
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
	ULMUS PARVIFOLIA	CHINESE ELM	36" BOX
	SEQUOIA SEMPERVIRENS	RED WOOD	36" BOX
	QUERCUS LOBATA	VALLEY OAK	36" BOX

	BET NIG	BETULA NIGRA	RIVER BIRCH	36" BOX
	FRA OXY	FRAXINUS OXYCARPA 'RAYWOOD'	RAYWOOD ASH	24" BOX
	ACE PAL	ACER PALMATUM	JAPANESE MAPLE	24" BOX
	COR FLO	CORNUS FLORIDA	WHITE DOGWOOD	15" BOX

UNDERSTORY PLANTING AREAS	
SYMBOL	PLANT TYPES
	PERIMETER PLANTING AREAS: SEASONAL GRASSES AND NATIVE SHRUB PLANTINGS
	GARDEN PLANTINGS: PERENNIALS AND SHRUBS WITH SEASONAL COLOR
	LAWN AREAS: DROUGHT TOLERANT TURF DELTA BLUE GRASS OR SIM.
	EVERGREEN HEDGE
	MIXED PLANTING AREAS: GRASSES, PERENNIAL, SHRUBS, SUCCULENTS
	LAWN IN GEO-BLOCK AT EVA: NO-MOW NATIVE GRASSES, DROUGHT TOLERANT







D. OUTDOOR KITCHEN/BBQ



E. TERRACE/OUTDOOR LIVING SPACE



F. FIREPIT



G. FIREPLACE LOUNGE



H. LOUNGE SEATING



I. PEDESTRIAN STREET



C. PLANTED BURMS



B. EVA SLOPED TURF



A. FLEXIBLE LAWN



J. SEATING



K. SCULPTURAL LIGHTING



O. PLANTING ON RETAINING WALL



N. PARK PLANTING



M. WOOD PLAY LOGS



L. WOOD STEPPERS



D. NEIGHBORHOOD SQUARE



D. NEIGHBORHOOD PARK



A. PASEO



B. PASEO / PARK



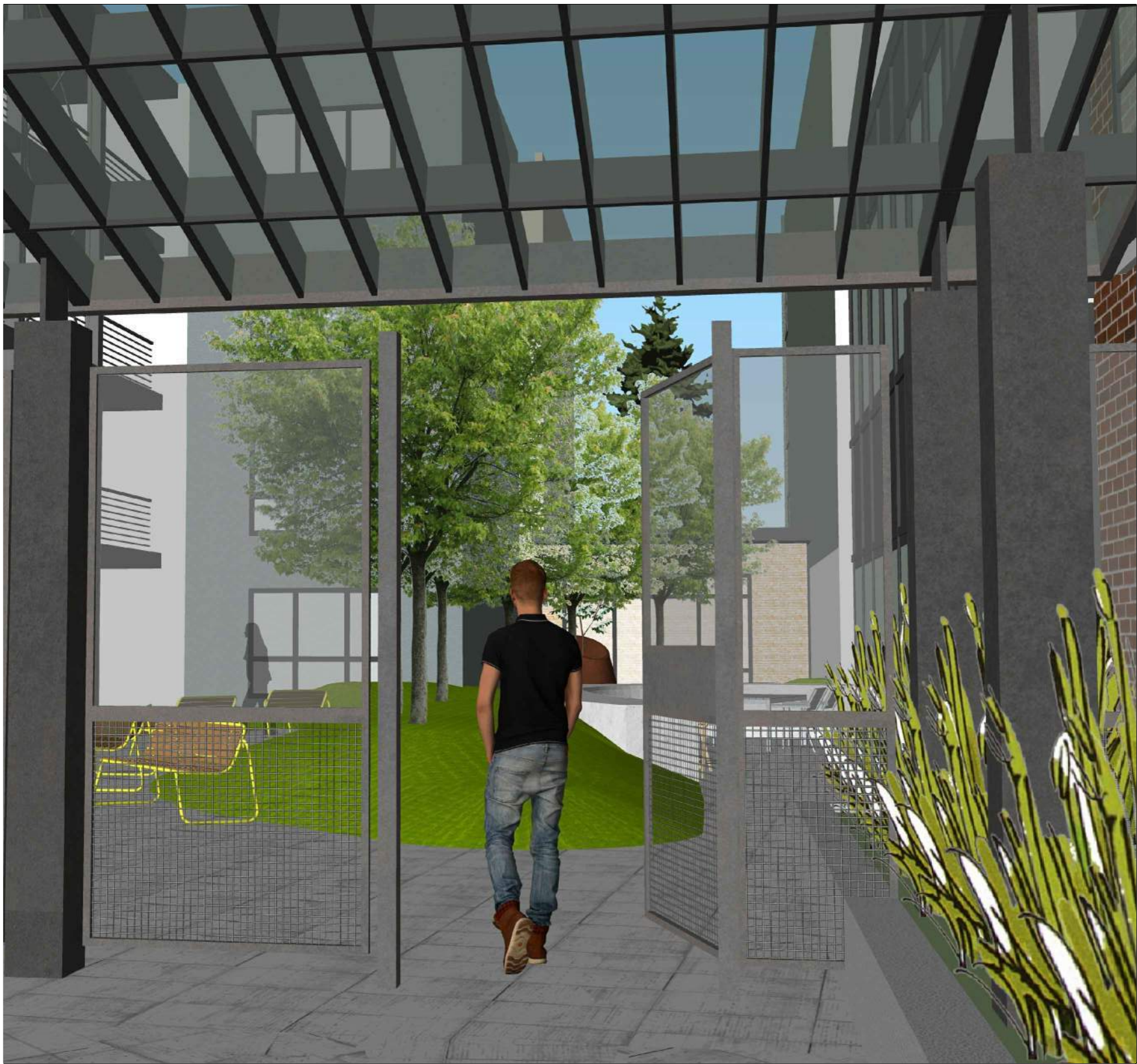
C. PARK WOOD PLAY LOGS



D. BAYVIEW TERRACE



D. MEANDERING PATH



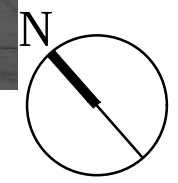
A. COURTYARD STREET ENTRY

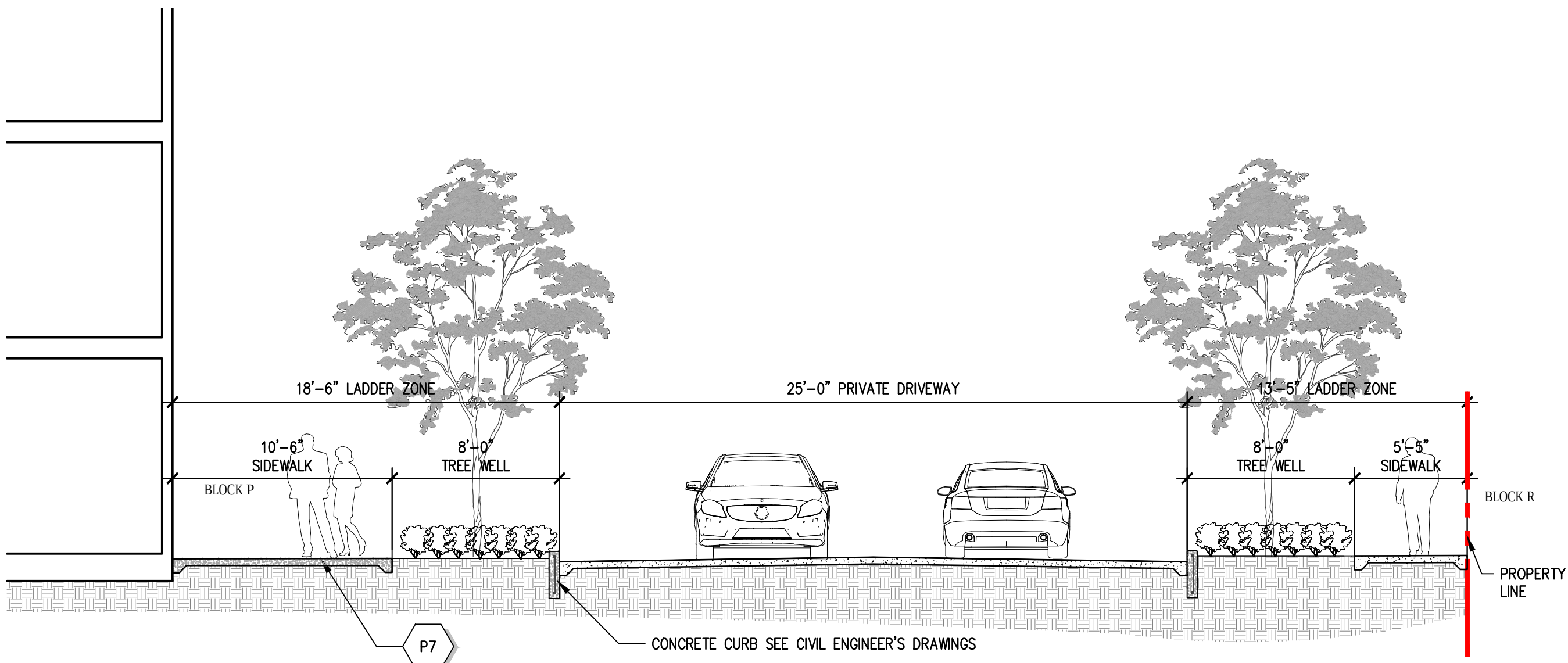


B. LOUNGE SEATING

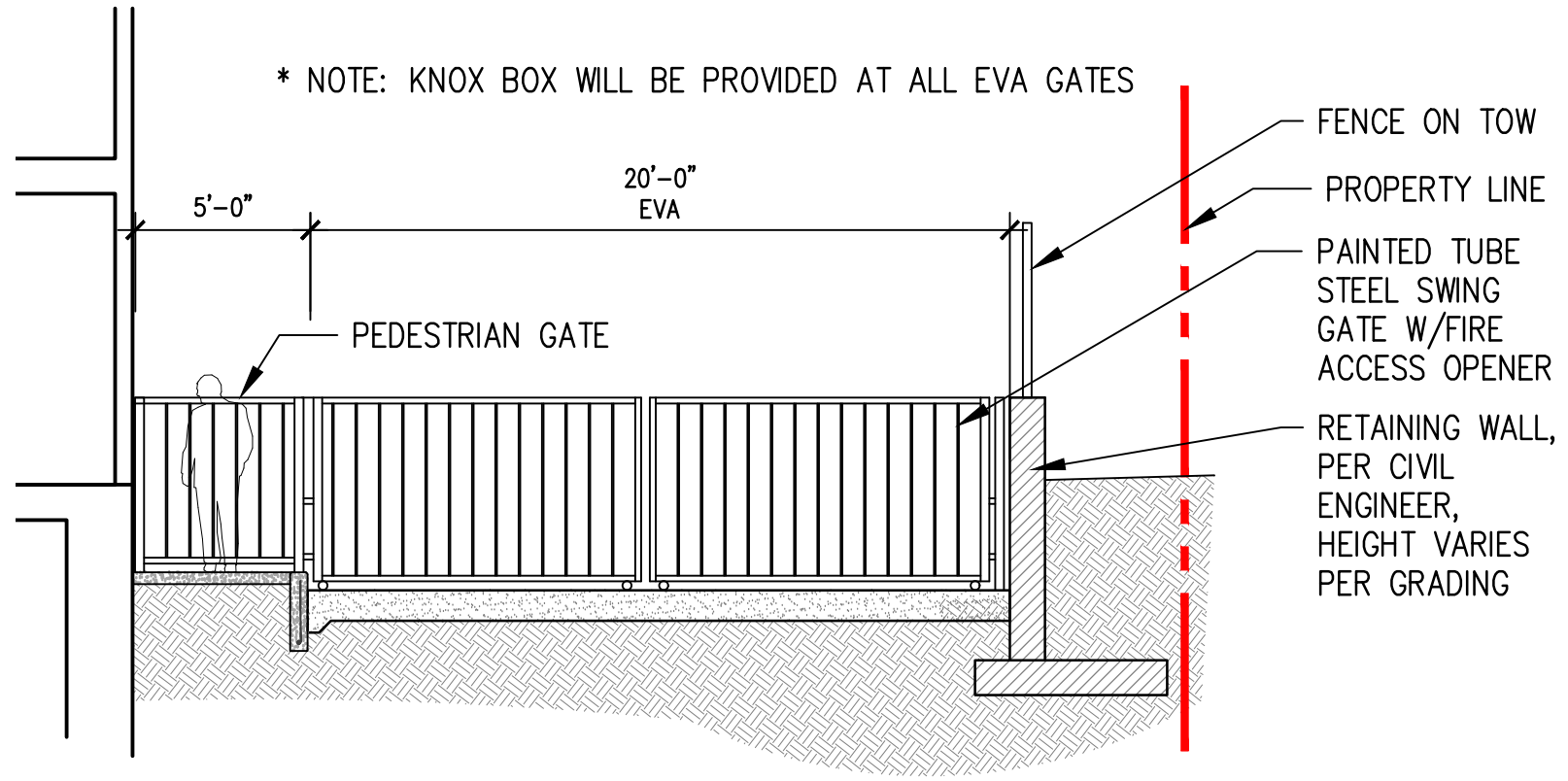


C. FIREPLACE LOUNGE

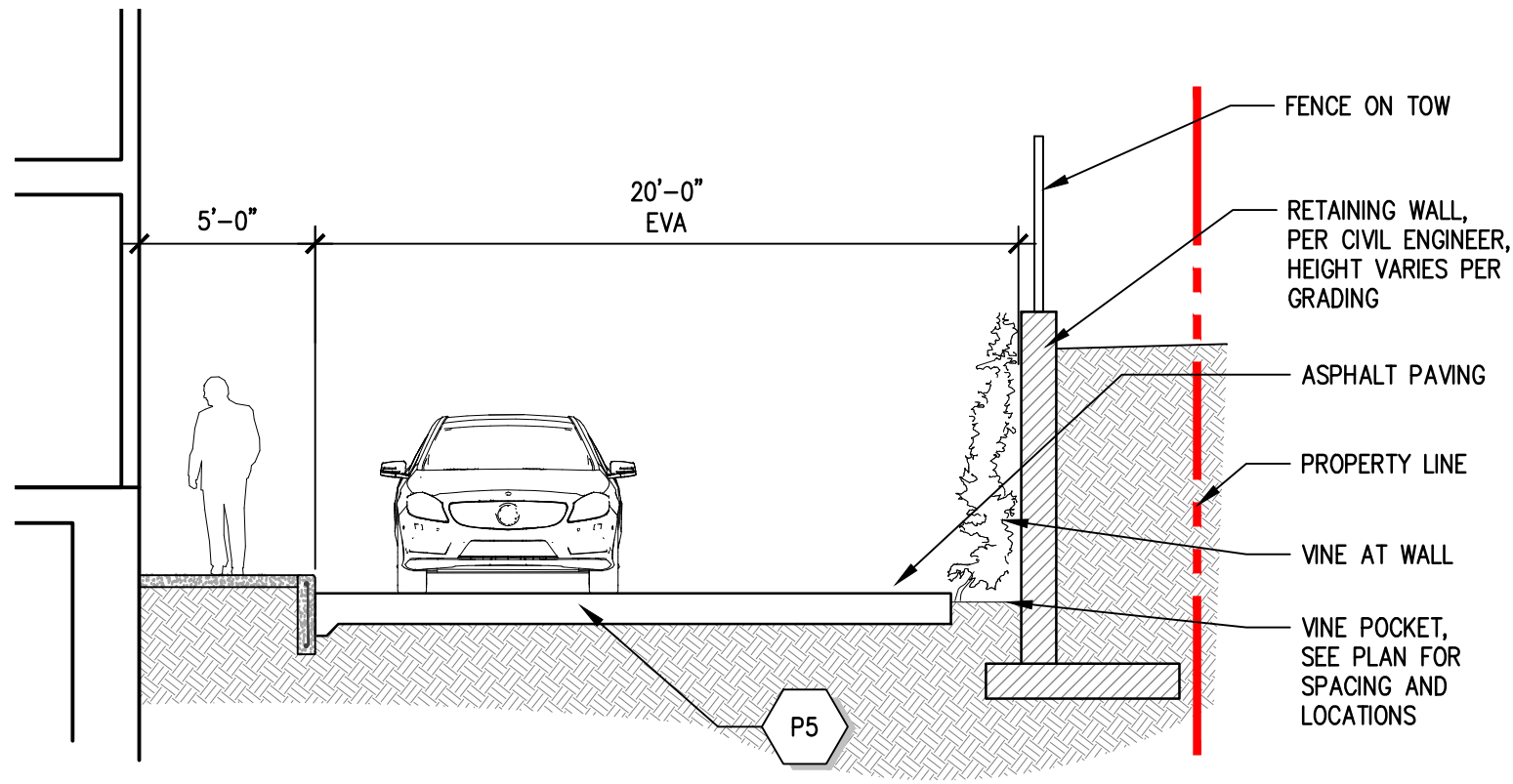




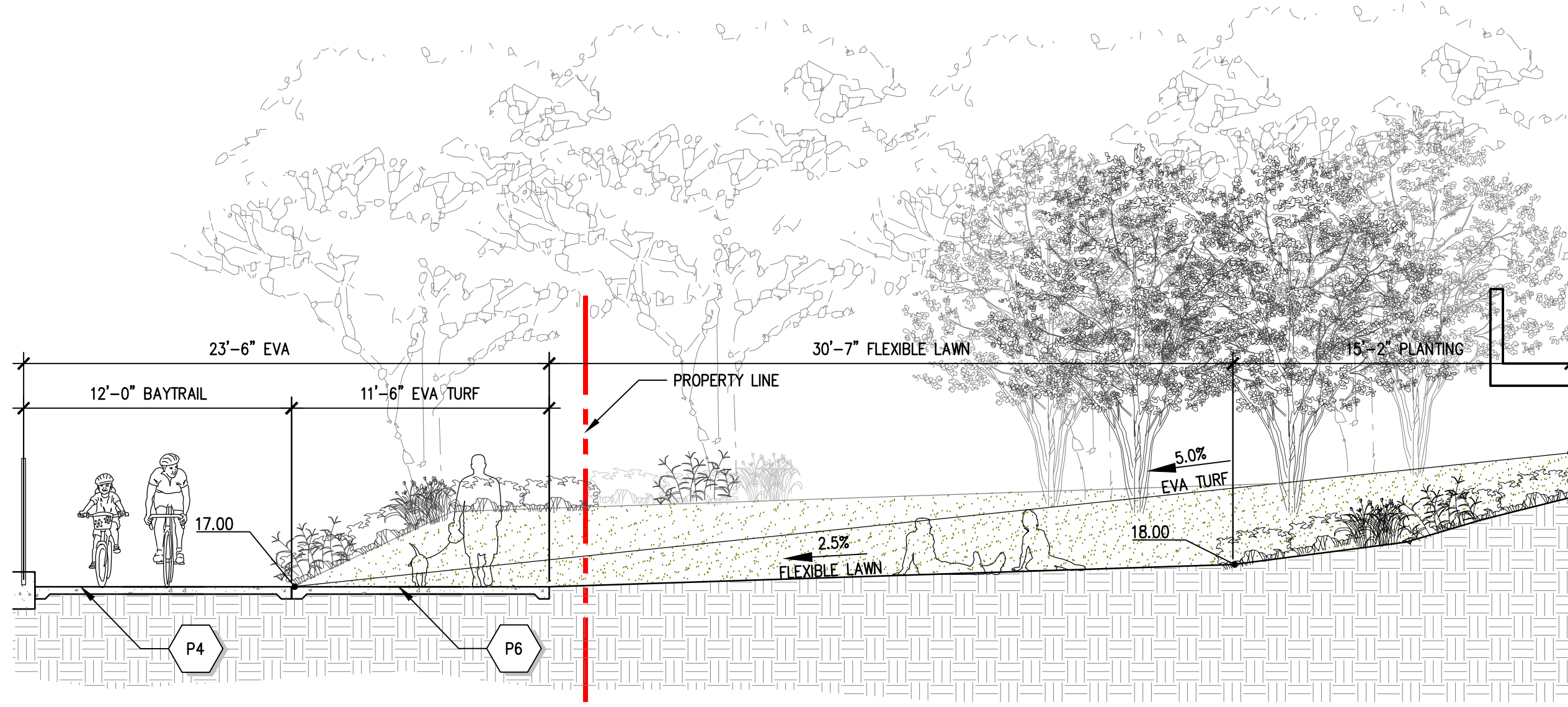
06 PRIVATE DRIVEWAY BEWTEN PARCEL P AND R
3/16" = 1'-0"



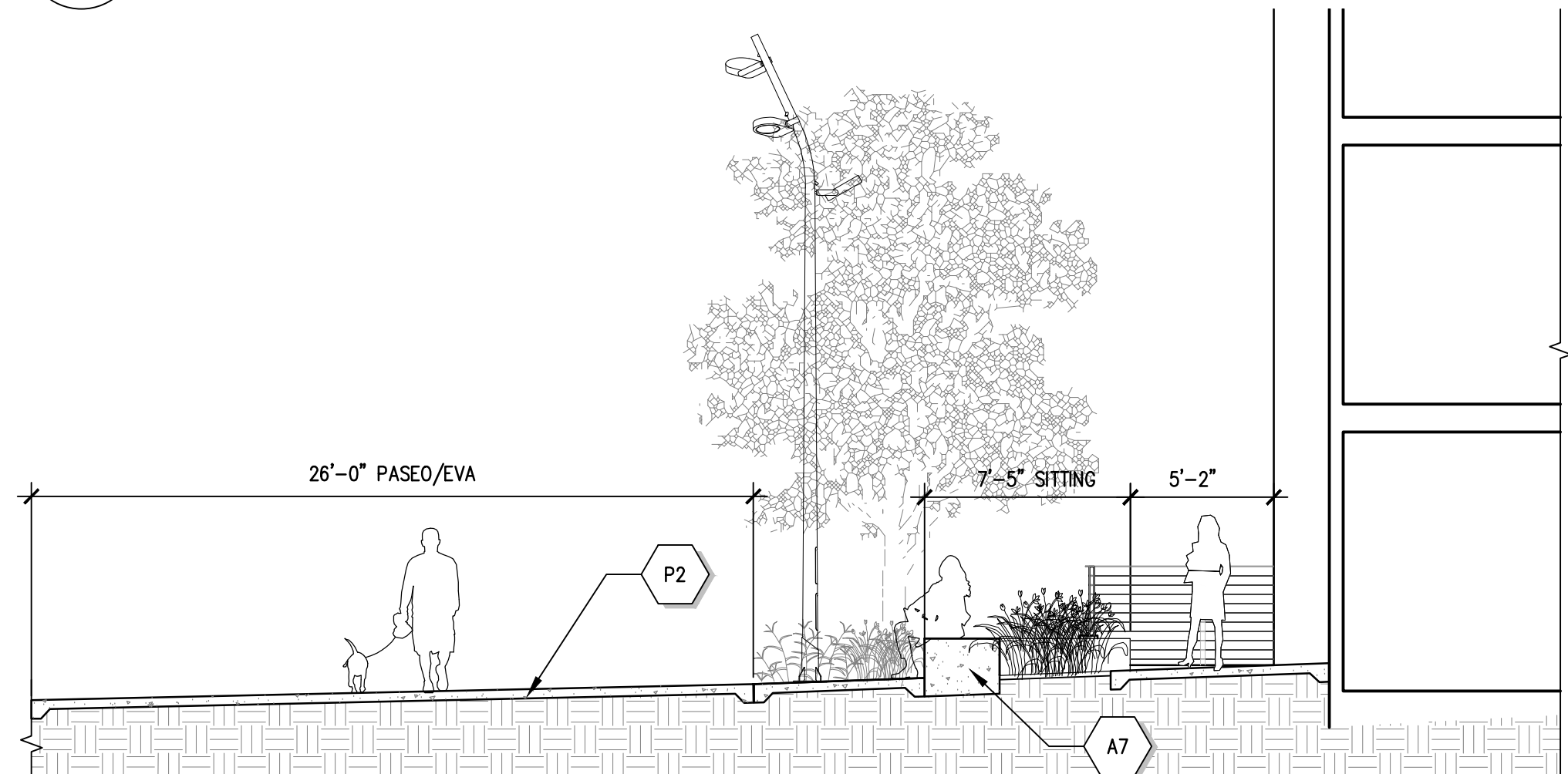
04 EVA GATE
3/16" = 1'-0"



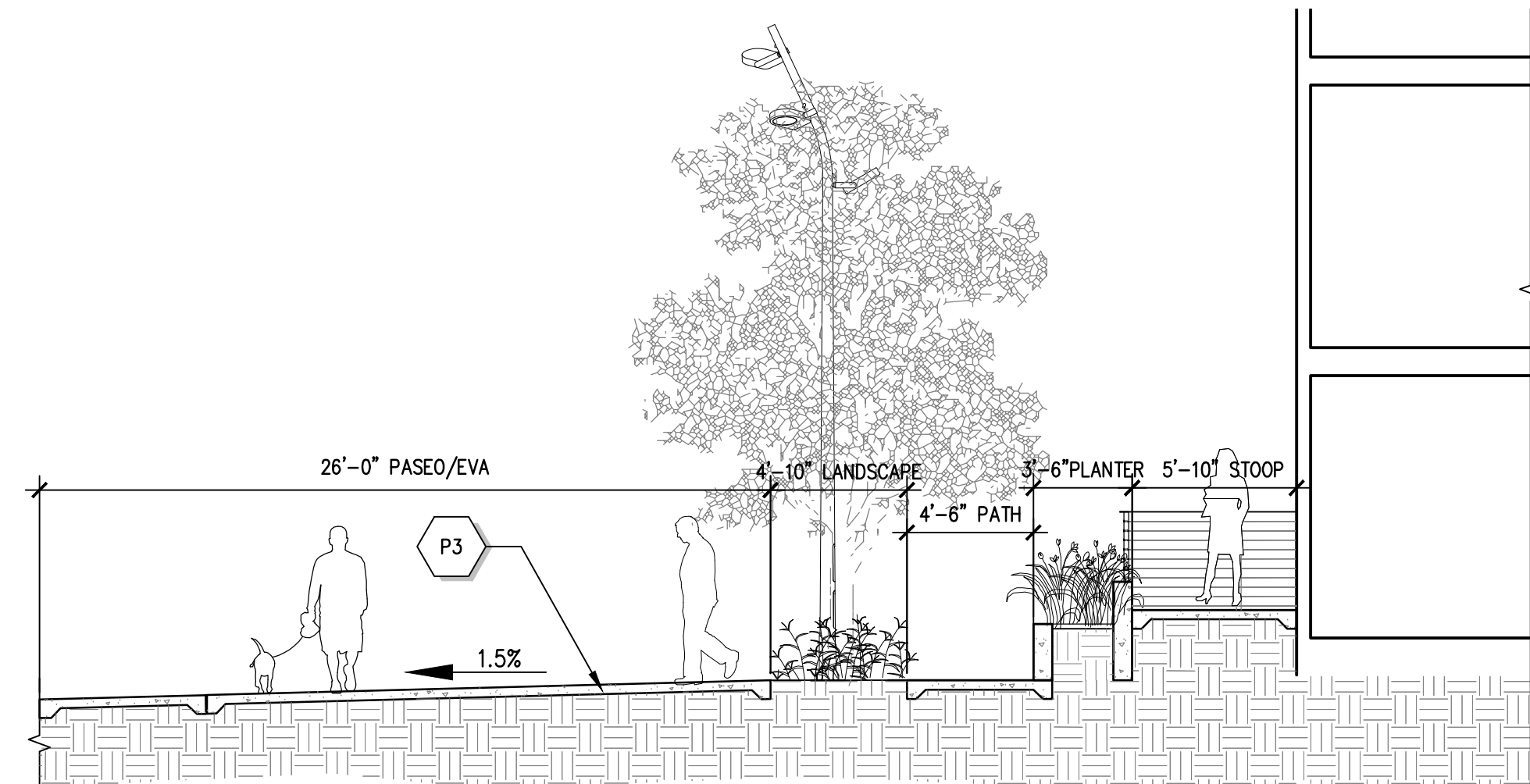
03 EAV SECTION AT NORHTER PROPERTY EDGE
3/16" = 1'-0"



05 SECTION BAY VIEW TERRACE – NEIGHBORHOOD PARK
3/16" = 1'-0"



02 SECTION NEIGHBORHOOD SQUARE
3/16" = 1'-0"



01 SECTION M&P PASEO
3/16" = 1'-0"

