



3820 CHILES ROAD

Davis, CA

ENTITLEMENT SUBMITTAL

APRIL 19, 2018

LP+S
Architecture + Design



PROJECT TEAM

DEVELOPER:

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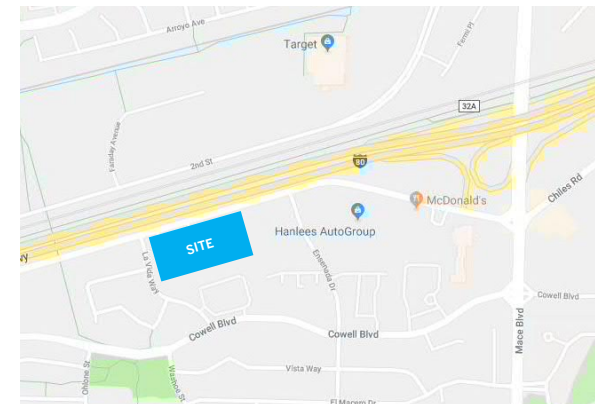
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VICINITY MAP









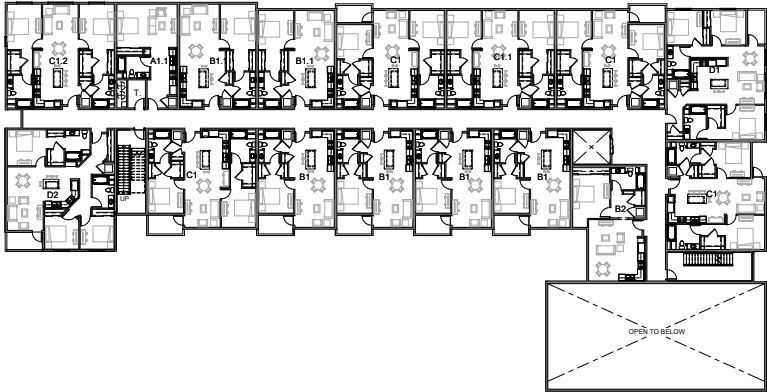




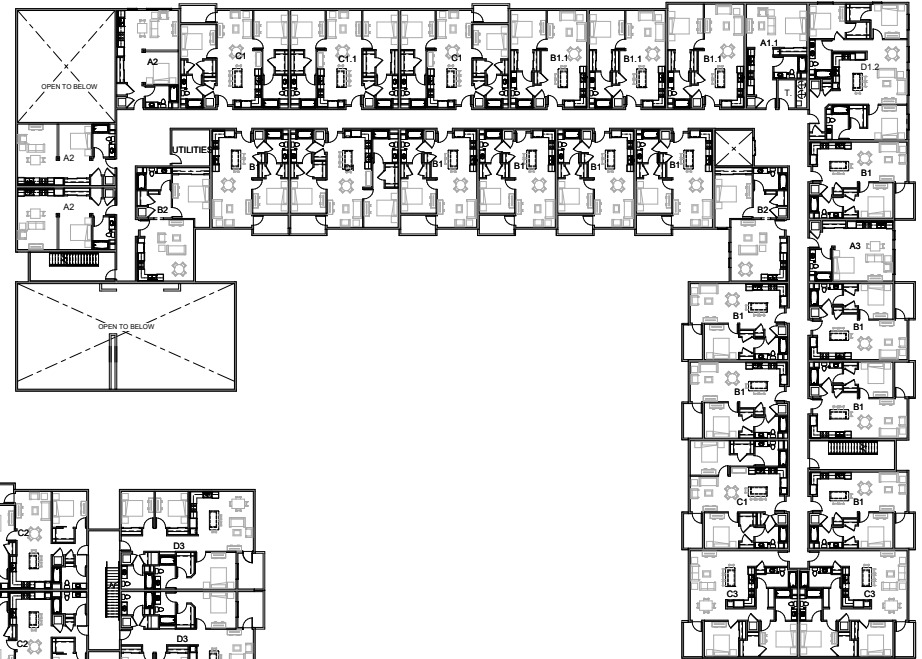




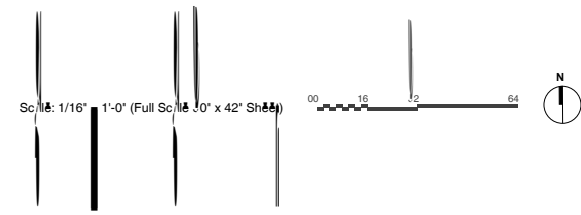
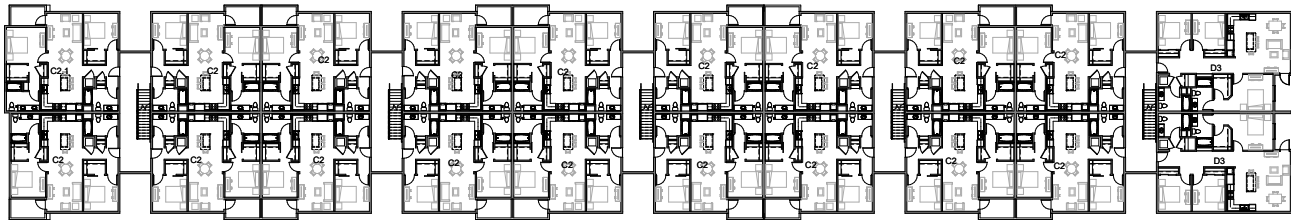
BUILDING B



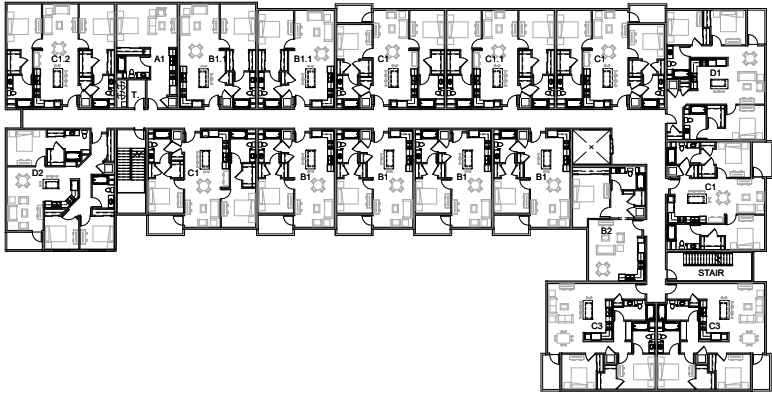
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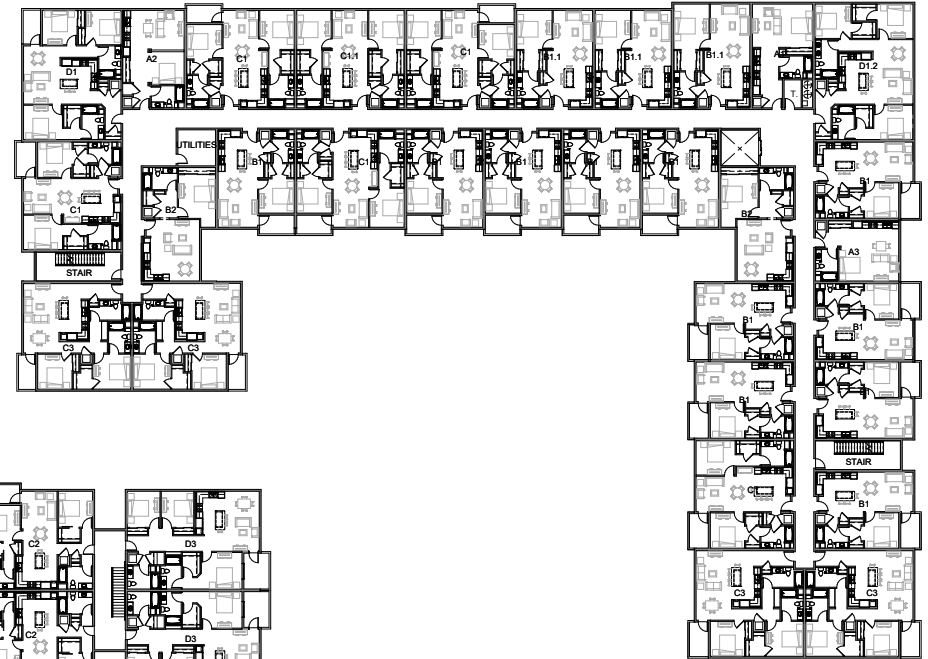
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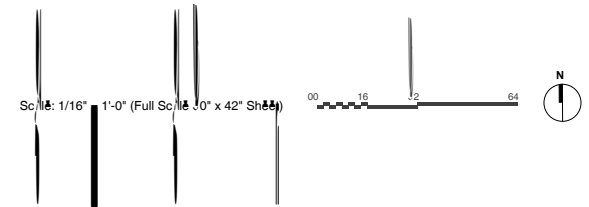
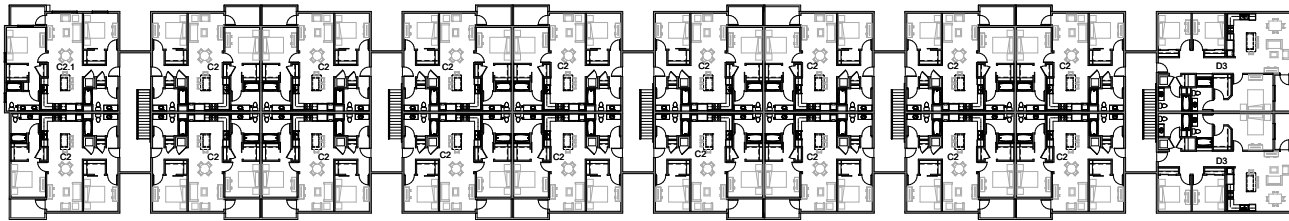
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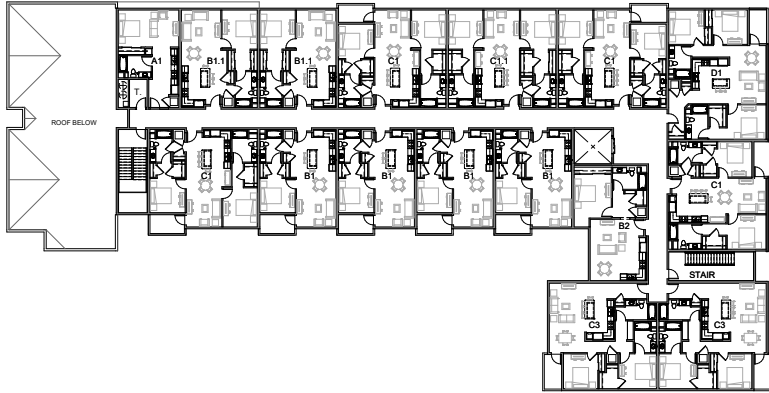
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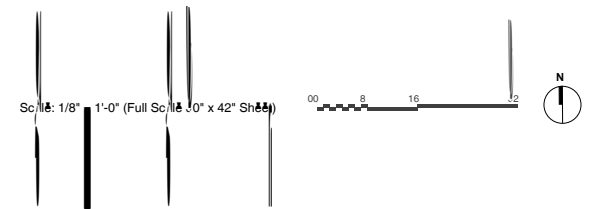
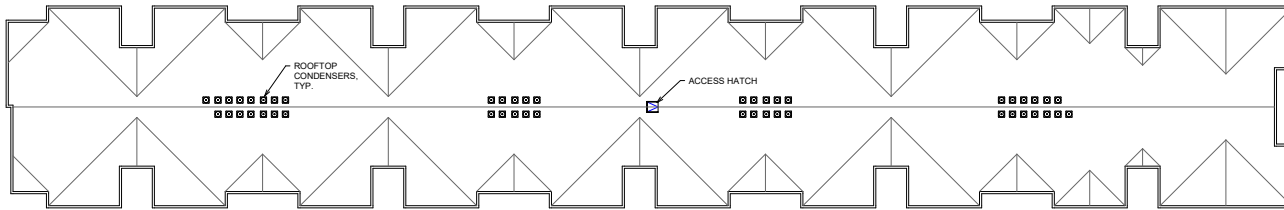
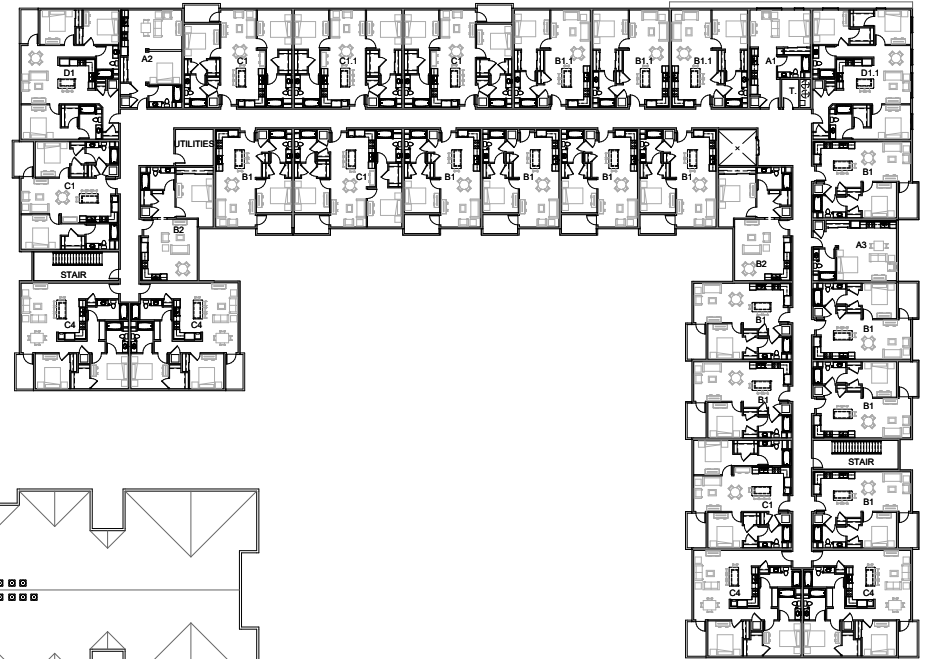
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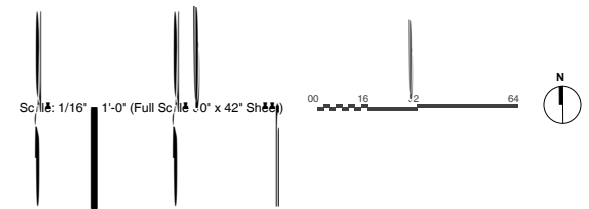
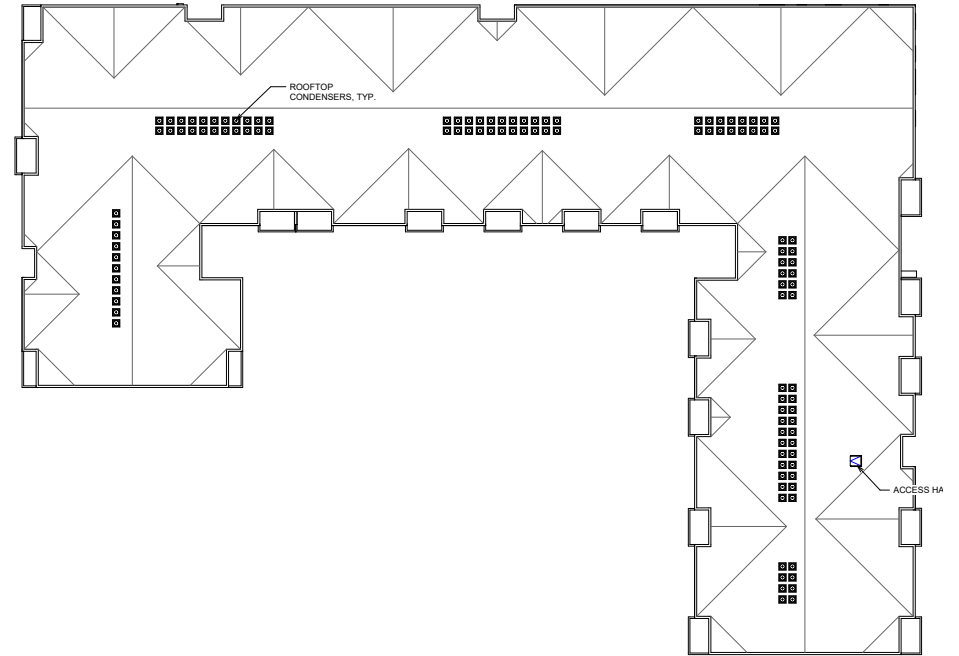
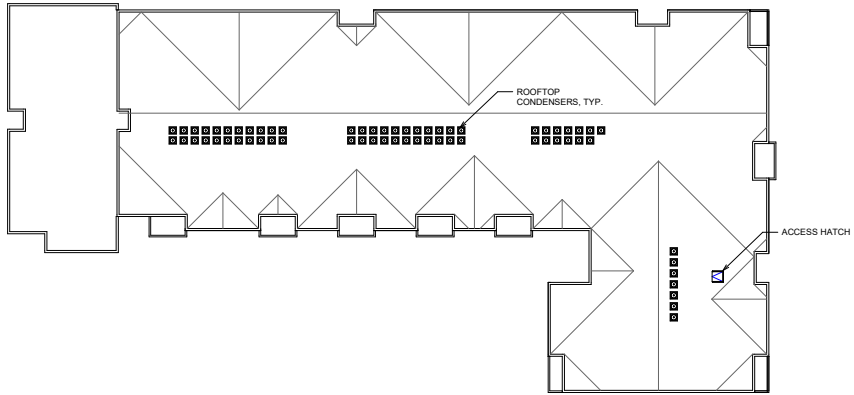


BUILDING B



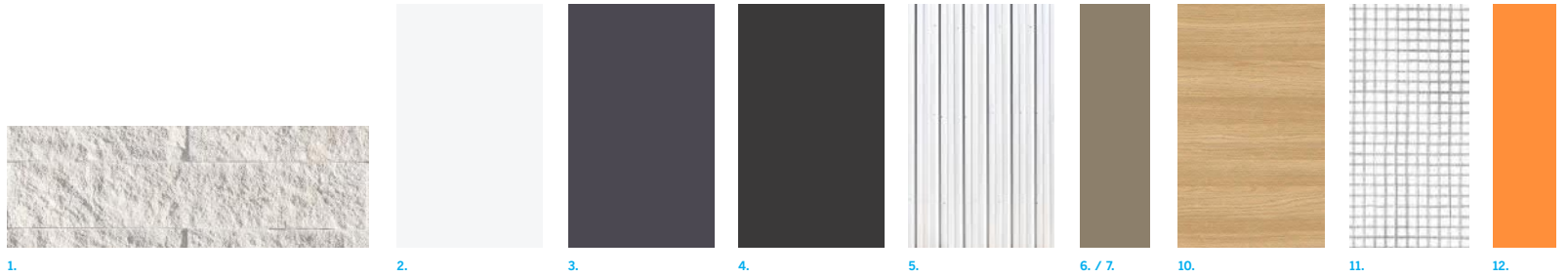
BUILDING A





BUILDING MATERIALS

- 1 THIN BRICK VENEER - LIGHT GREY
- 2 CEMENT PLASTER - WHITE
- 3 CEMENT PLASTER - MEDIUM GREY
- 4 CEMENT PLASTER - DARK GREY
- 5 CORRUGATED METAL SIDING - WHITE
- 6 METAL WINDOW TRIM - NUETRAL
- 7 VINYL WINDOW
- 8 ALUMINUM STOREFRONT
- 9 VERTICAL METAL FIN
- 10 PHENOLIC PANEL - WOOD LOOK
- 11 RAILING - WELDED WIRE MESH - PAINTED
- 12 METAL TUBE STEEL DECK SUPPORT
- 13 LIGHT COVE



NORTH ELEVATION



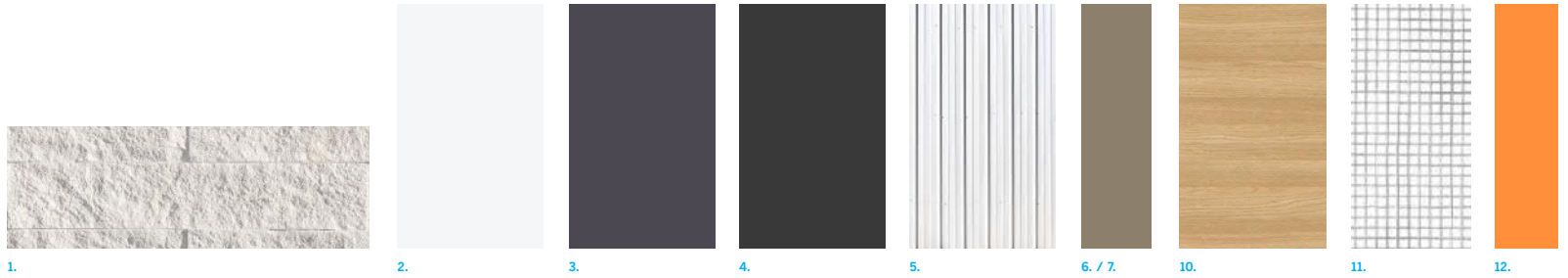
SOUTH ELEVATION

Scale: 1/8" = 1'-0" (Full Scale 30" x 42" Sheet)



BUILDING MATERIALS

- 1 THIN BRICK VENEER - LIGHT GREY
- 2 CEMENT PLASTER - WHITE
- 3 CEMENT PLASTER - MEDIUM GREY
- 4 CEMENT PLASTER - DARK GREY
- 5 CORRUGATED METAL SIDING - WHITE
- 6 METAL WINDOW TRIM - NUETRAL
- 7 VINYL WINDOW
- 8 ALUMINIUM STOREFRONT
- 9 VERTICAL METAL FIN
- 10 PHENOLIC PANEL - WOOD LOOK
- 11 RAILING - WELDED WIRE MESH - PAINTED
- 12 METAL TUBE STEEL DECK SUPPORT
- 13 LIGHT COVE



EAST ELEVATION

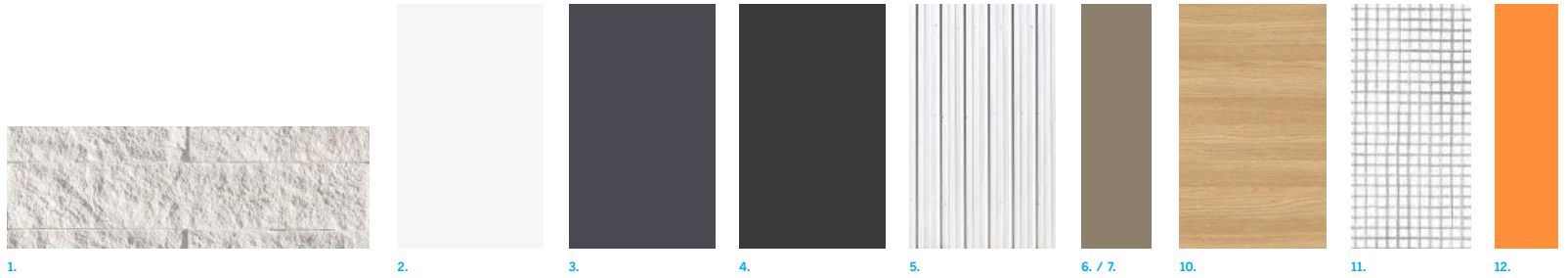


WEST ELEVATION

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BUILDING MATERIALS

- 1 THIN BRICK VENEER - LIGHT GREY
- 2 CEMENT PLASTER - WHITE
- 3 CEMENT PLASTER - MEDIUM GREY
- 4 CEMENT PLASTER - DARK GREY
- 5 CORRUGATED METAL SIDING - WHITE
- 6 METAL WINDOW TRIM - NUETRAL
- 7 VINYL WINDOW
- 8 ALUMINUM STOREFRONT
- 9 VERTICAL METAL FIN
- 10 PHENOLIC PANEL - WOOD LOOK
- 11 RAILING - WELDED WIRE MESH - PAINTED
- 12 METAL TUBE STEEL DECK SUPPORT
- 13 LIGHT COVE



NORTH ELEVATION

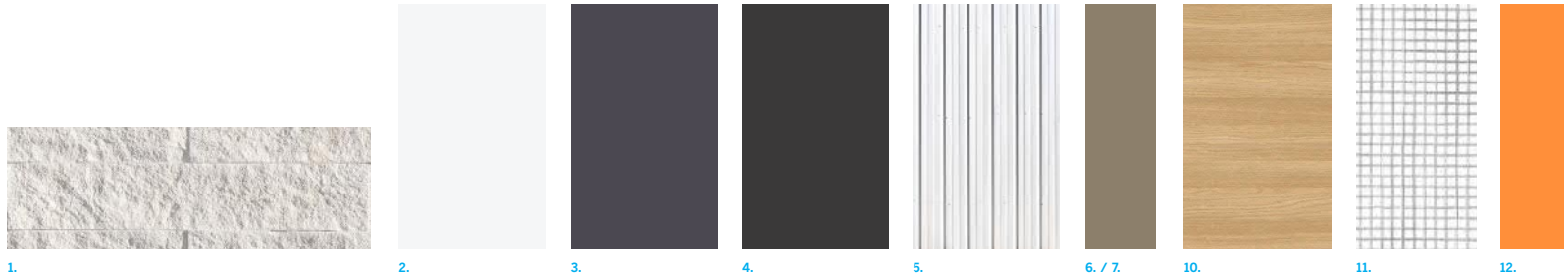


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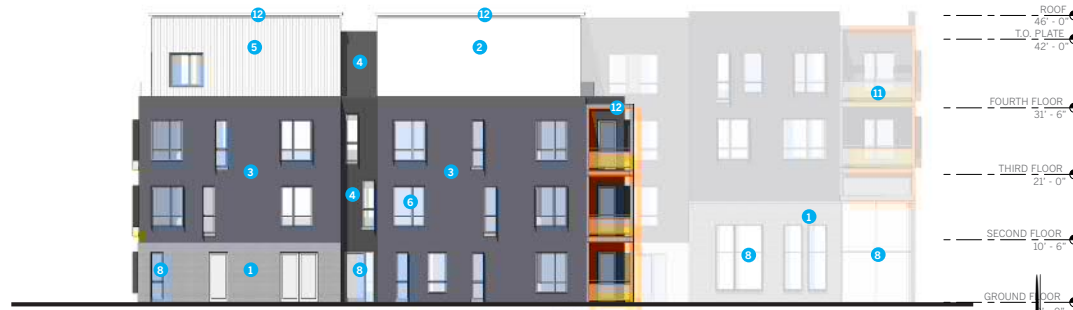
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BUILDING MATERIALS

- 1 THIN BRICK VENEER - LIGHT GREY
- 2 CEMENT PLASTER - WHITE
- 3 CEMENT PLASTER - MEDIUM GREY
- 4 CEMENT PLASTER - DARK GREY
- 5 CORRUGATED METAL SIDING - WHITE
- 6 METAL WINDOW TRIM - NUETRAL
- 7 VINYL WINDOW
- 8 ALUMINUM STOREFRONT
- 9 VERTICAL METAL FIN
- 10 PHENOLIC PANEL - WOOD LOOK
- 11 RAILING - WELDED WIRE MESH - PAINTED
- 12 METAL TUBE STEEL DECK SUPPORT
- 13 LIGHT COVE



EAST ELEVATION

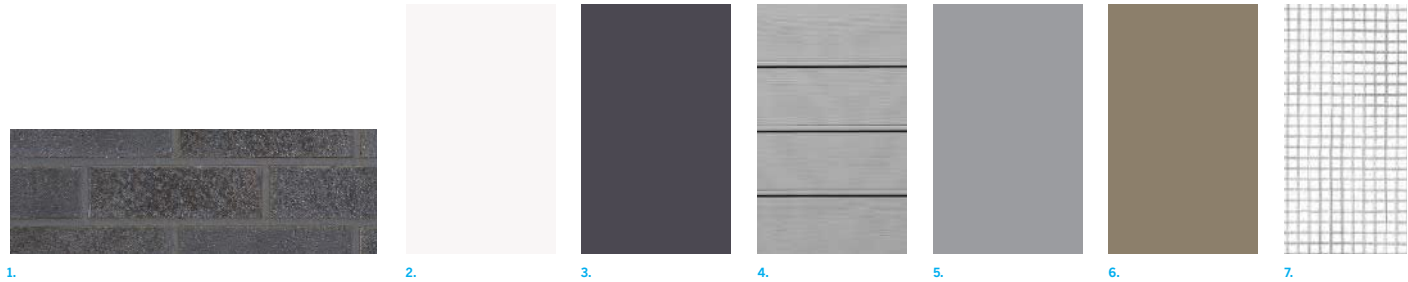


WEST ELEVATION

Scale: 1/8" = 1'-0" (Full Scale 30" x 42" Sheet)

BUILDING MATERIALS

- 1 THIN BRICK VENEER - DARK GREY
- 2 CEMENT PLASTER - WHITE
- 3 CEMENT PLASTER - MEDIUM GREY
- 4 HORIZONTAL SIDING
- 5 VINYL WINDOW - GREY
- 6 DIVIDER SCREEN - CORRUGATED METAL
- 7 RAILING - WELDED WIRE MESH - PAINTED
- 8 METAL TUBE STEEL DECK SUPPORT
- 9 GARAGE
- 10 GREEN SCREEN



NORTH ELEVATION



EAST ELEVATION

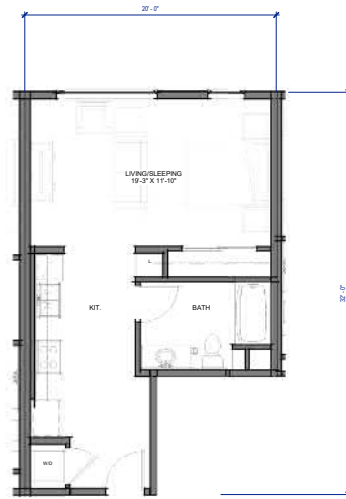


WEST ELEVATION

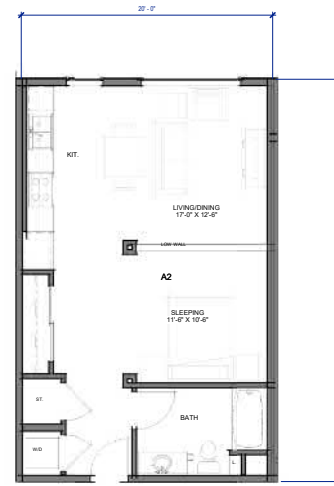


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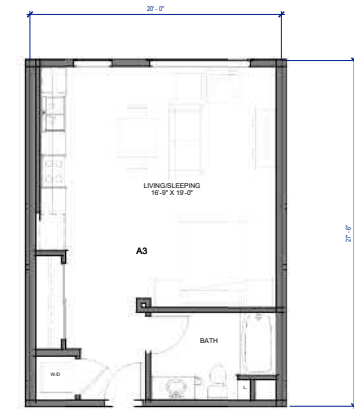
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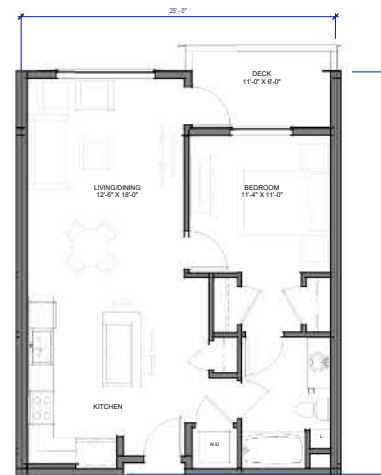
UNIT A1 550 - 590 SF



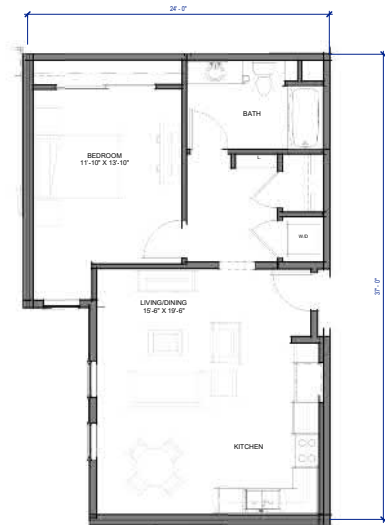
UNIT A2 655 SF



UNIT A3 550 SF



UNIT B1 743 - 845 SF



UNIT B2 798 SF

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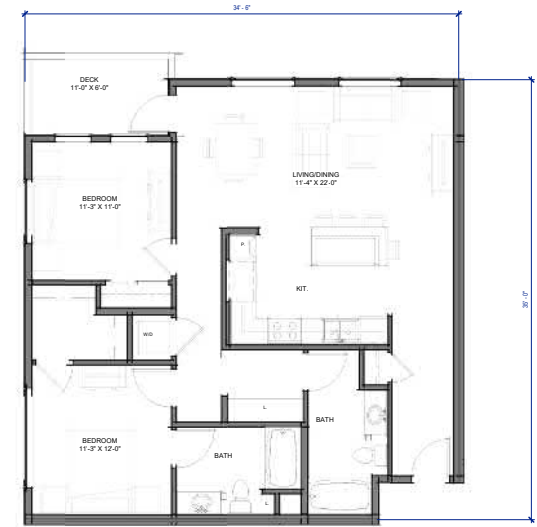




UNIT C1 1,063 - 1,185 SF



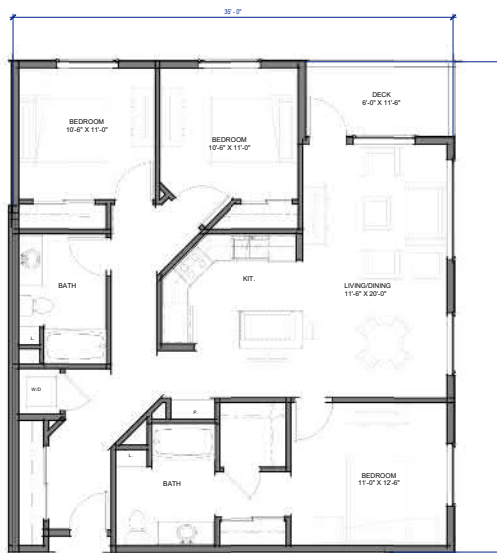
UNIT C2 1,069 - 1,110 SF



UNIT C3 1,136 SF



UNIT D1 1,276 - 1,408 SF

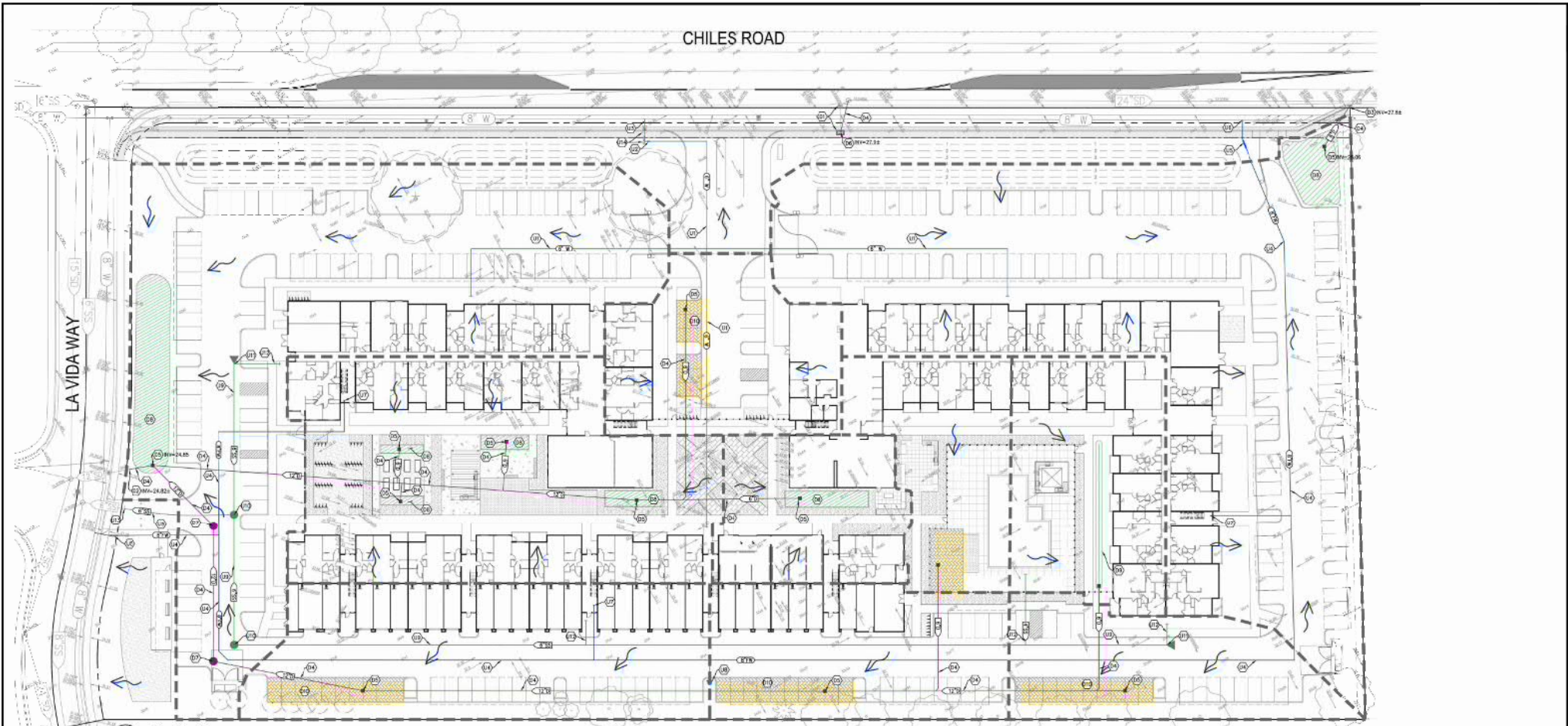


UNIT D2 1,295 SF



UNIT D3 1,310 SF





UTILITY KEYNOTES:

- (U1) PROPOSED DOMESTIC WATER LINE, SIZE PER PLAN.
- (U2) PROPOSED DOMESTIC WATER METER AND BACKFLOW PREVENTER.
- (U3) CONNECT TO EXISTING SITE WATER SERVICE.
- (U4) PROPOSED 1/2" WATER INLET, SIZE 7/8" P.I.P.
- (U5) PROPOSED 1/2" WATER FACILITY PREVENTER.
- (U6) CONNECT TO EXISTING 1" WATER MAIN.
- (U7) PROVIDE FIRE HYDRANT.
- (U8) PROPOSED SINKER LINE, SIZE PER PLAN.
- (U9) PROPOSED SINKER SHEDDLE.
- (U10) PROPOSED SINKER CLEANOUT.
- (U11) PROPOSED SINKER SERVICE TANK, LOCATION TO BE DETERMINED.
- (U12) CONNECT TO EXISTING SINKER LINE.
- (U13) REMOVE EXISTING WATER METERS AND BACKFLOW PREVENTERS.

DRAINAGE KEYNOTES:

- (D1) RELOCATE EXISTING DRAIN INLET TO PROPOSED OUTLET.
- (D2) CONNECT TO EXISTING STORM DRAIN STUB.
- (D3) CONNECT TO EXISTING DRAIN INLET.
- (D4) PROVIDE STORM DRAIN INLET, 30" P.I.P. IN 18" DIA.
- (D5) PROVIDE AREA DRAIN INLET.
- (D6) PROVIDE CURB DRAIN INLET.
- (D7) PROVIDE 4" CURB DRAIN MANHOLE.
- (D8) STORMWATER QUALITY TREATMENT TRAY/BOX.
- (D9) STORMWATER STORAGE TANK/CHAMBER.
- (D10) PERFORM EROSION CONTROL.

DESIGNED BY: LR
 DRAWN BY: LR
 CHECKED BY: CMD
 SCALE: 1" = 30'

**3820 CHILES ROAD
 SITE GRADING, DRAINAGE AND UTILITY PLAN**

COUNTRYWIDE ENGINEERING

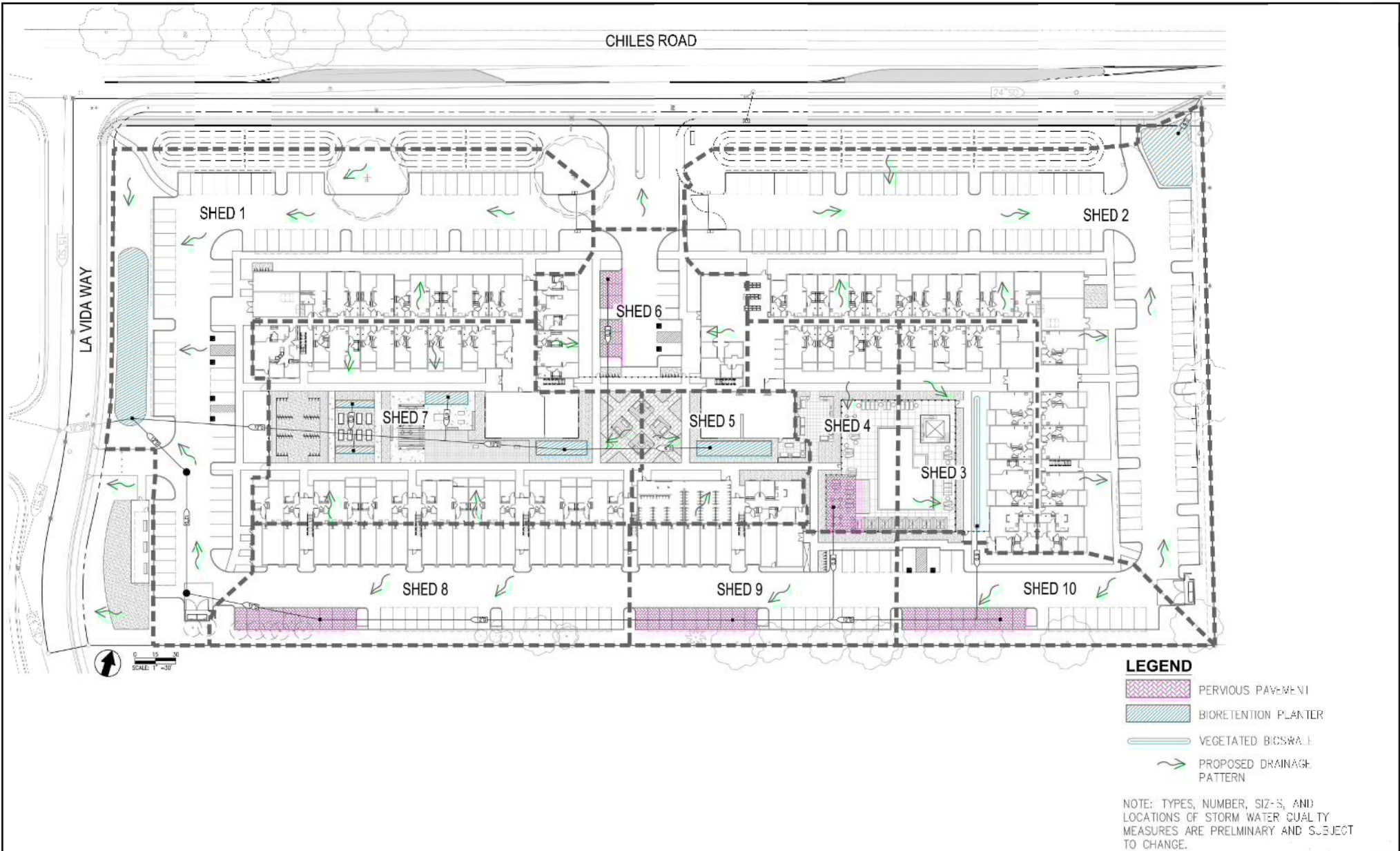
Printed Herein is a Challenge to the Underlying Assumptions

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 (805) 435-0072

Tulare Office
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 Tulare, CA 93201
 (805) 737-2008

NO.	DATE	REVISIONS	BY	APP'D.	SHEET
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					OF
					DATE: 04/18/2018
					JULY NO: 10/18/02

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 CHECKED BY: CWD
 SCALE: 1" = 30'

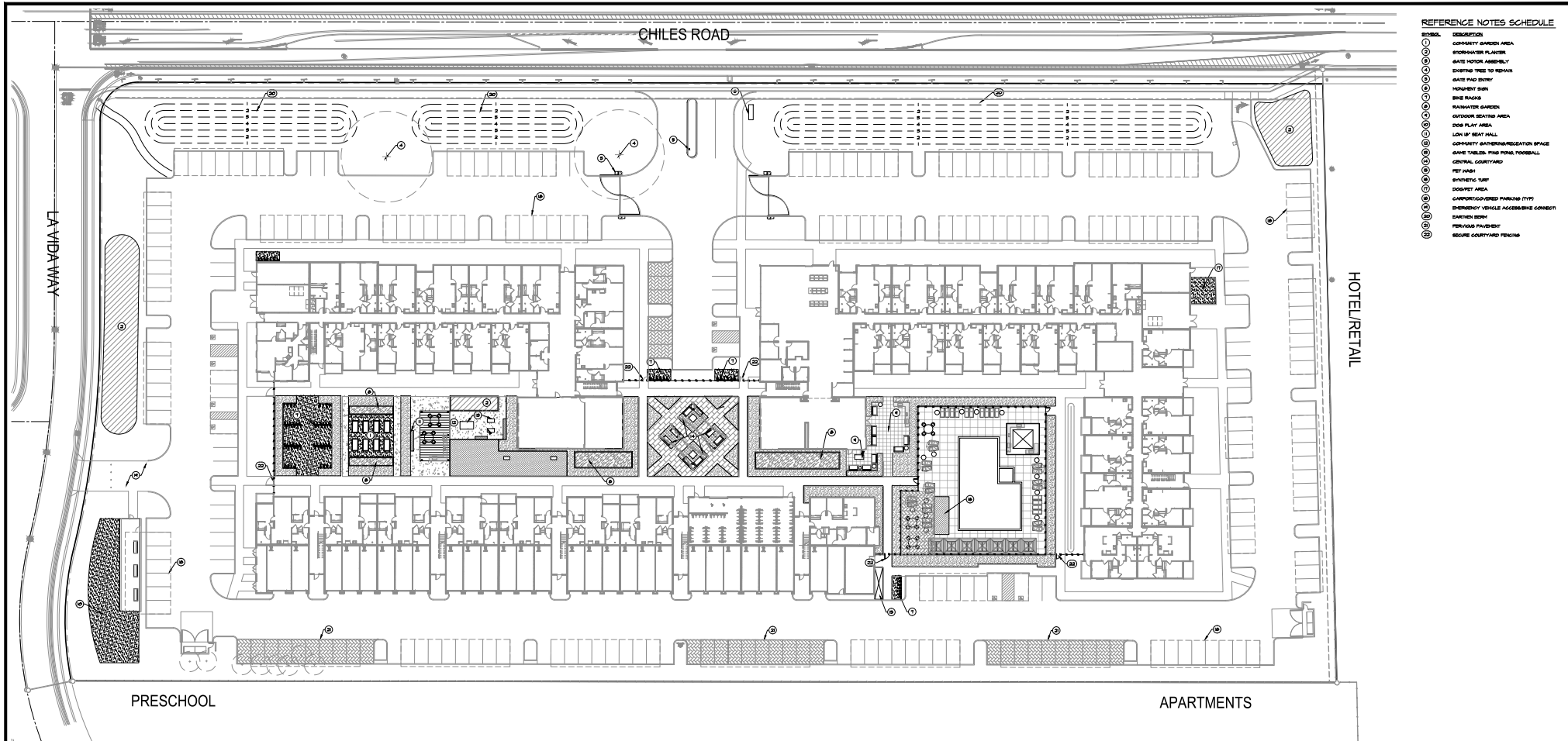
3820 CHILES ROAD
SITE STORMWATER QUALITY EXHIBIT

COUNTY ENGINEERS

Printed Planning & Civil Engineering & Landscape Architecture

San Francisco Office: 2100 16th Street, Suite 300, San Francisco, CA 94103, (415) 435-2007
 Davis Office: 2940 Spectrum Blvd, Suite 200, Davis, CA 95618, (530) 757-2208

NO.	DATE	REVISIONS	BY	APP'D.	SHEET
					C-2
					DATE: 04/15/2018
					JOB NO: 18-0102



- REFERENCE NOTES SCHEDULE**
- 1. COMMUNITY GARDEN AREA
 - 2. EXISTING TREES TO REMAIN
 - 3. BIKE RACKS
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 - 100. BIKE RACKS

PROJECT CONTACT INFORMATION

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 CHUCK GANNINGHAM
 EMAIL: CHUCK@GANNINGHAM.COM
 PHONE: (950)-241-2422
 ADDRESS: 2440 SPARTAN STREET, SUITE 200 DAVIS, CA 95616

UNIT TYPE	# OF UNITS	# OF INTERIORS	SQUARE FEET	CAR PARKING		BIKE PARKING				OPEN SPACE	
				TOTAL CAR PARKING REQ.	LONG TERM	SHORT TERM	LONG TERM	SHORT TERM	LONG TERM	SHORT TERM	SPACE REQ.
RESIDENTIAL	STUDIO	16	16	16	16	16	16	16	16	16	16
1 BR	131	131	131	131	131	131	131	131	131	131	131
2 BR	182	182	182	182	182	182	182	182	182	182	182
3 BR	7	7	7	7	7	7	7	7	7	7	7
TOTAL	222	222	222	222	222	222	222	222	222	222	222

DESIGNED BY: BK
 DRAWN BY: BK
 CHECKED BY: ME
 SCALE: 1" = 30'

**3820 CHILES ROAD
 SITE PLAN**

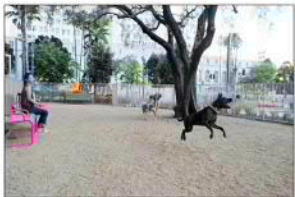
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SHEET **L1** OF

DATE: 04/19/2018
 JOB NO: 1579.02



DOG PARK



COMMUNITY GARDEN



CENTRAL GATHERING AREA



POOL AREA



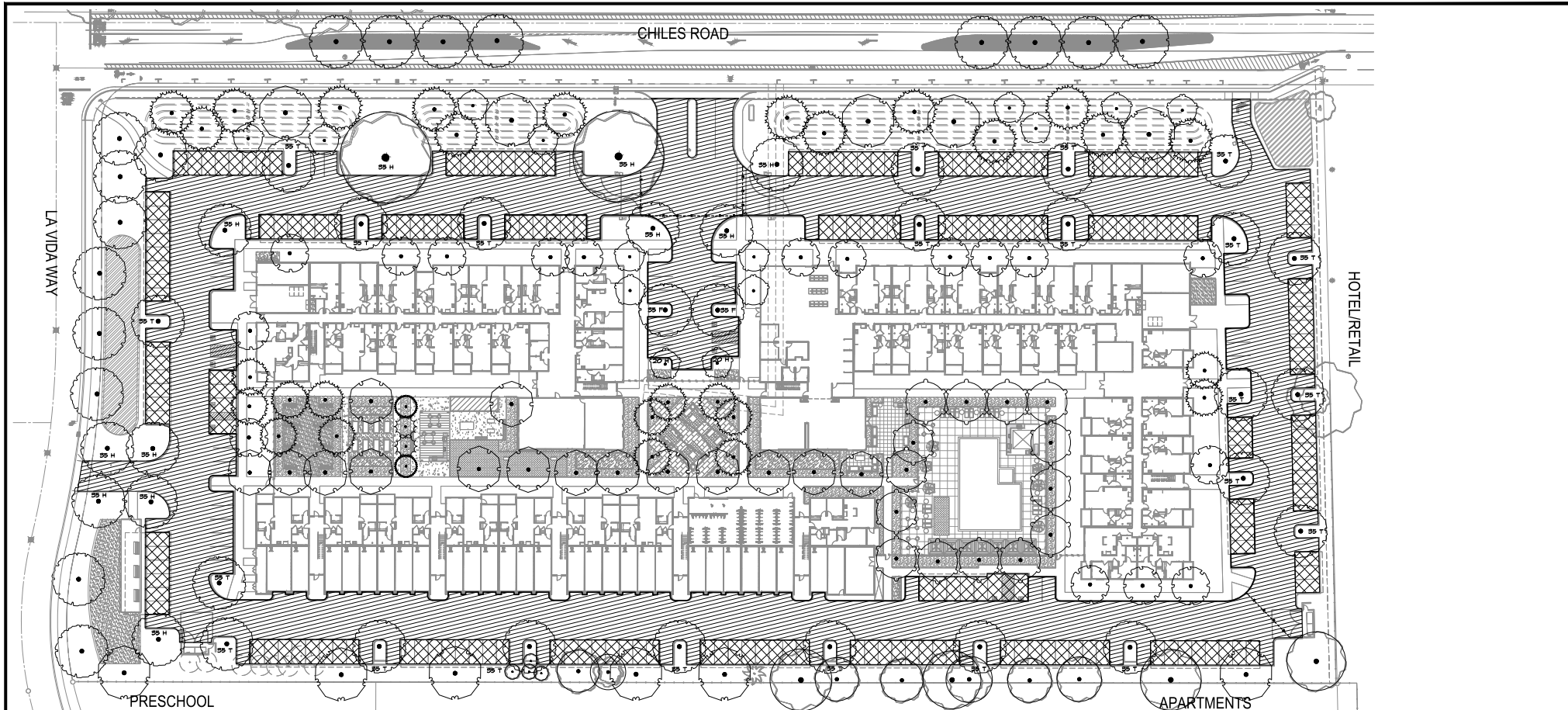
DESIGNED BY: JBC
 DRAWN BY: JBC
 CHECKED BY: JBC
 SCALE: 1" = 30'

3820 CHILES ROAD
CONCEPTUAL LANDSCAPE PLAN



Project Planning • Civil Engineering • Landscape Architecture
 Sacramento Office: 2129 20th Street, Suite Three, Sacramento, CA 95818, (916) 455-2028
 Davis Office: 2940 Swarth Street, Suite 200, Davis, CA 95618, (530) 758-3028

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					OF
					DATE: 04/19/2018
					JOB NO: 1579.02



PLANTING LEGEND

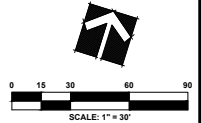
TRUSS	CODE	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	PLANT USE	HOSS	QTY.
	AGE RES	ACER RUBRUM	RED MAPLE	15 GAL	M	48'X50'	14
	GH RET	CHONANTHUS RETUSUS	CHINESE FRINGE TREE	15 GAL	M	25'X25'	14
	GT OVA	CITRUS RETICULATA 'OWARI'	OWARI SATSUMA MANDARIN ORANGE	15 GAL	M	15'X15'	2
	GT IMP	CITRUS X LIMON 'IMPROVED MEYER'	MEYER LEMON	15 GAL	M	15'X15'	2
	EX T36	EXISTING TREE	TO REMAIN	15 GAL			2
	LAS TR	LASERSTROPHIA INDICA 'TWILIGHT'	TWILIGHT CREPE MYRTLE	15 GAL	L	20'X20'	6
	OLE MAJ	OLEA EUROPAEA 'MAJESTIC BEAUTY' TM	MAJESTIC BEAUTY FRUITLESS OLIVE	15 GAL	L	25'X25'	15
	PIS KE2	PISTAGIA CHINENSIS 'KEITH DAVEY'	KEITH DAVEY CHINESE PISTACHE	15 GAL	L	30'X30'	15
	QUE LOB	QUERCUS LOBATA	VALLEY OAK	15 GAL	L	70'X35'	6
	ZEL SER	ZELKOVA SERRATA 'GREEN VASE'	SAKLEAF ZELKOVA	15 GAL	M	70'X35'	46

SHADE CALCULATIONS TABLE

DBH	FULL (F)	T-GTR (T)	HALF (H)	QTR (Q)	TOTAL S.F.
55'	28462 1424	258722 16606	116481 5291	08240 0	29,821
50'	08706 0	08950 0	08954 0	08171 0	0
25'	08441 0	08568 0	08246 0	08123 0	0
20'	08514 0	08256 0	28157 914	08791 0	514
TOTAL TREE SHADE:					24,356 SF
TOTAL AUXILIARY SHADE:					28,448 SF
TOTAL PAVED AREA TO BE SHADED:					102,582 SF
SHADE AREA REQUIRED-50%:					51,291 SF
TOTAL SHADE AREA PROVIDED:					52,855 SF
PERCENT SHADE:					91%

NOTES:
1. THE PLAN SHOWS ALL EXISTING AND PROPOSED TREE LOCATIONS ON THE PROJECT SITE. ONLY THOSE TREES USED IN SHADE CALCULATIONS ARE ANNOTATED WITH DIAMETER COVERAGE AND ARE INCLUDED IN THE SHADE CALCULATIONS TABLE.

- PAVED VEHICULAR SURFACE AREA INCLUDED IN CALCULATIONS NON COVERED.
- COVERED PARKING/PAVED VEHICULAR SURFACE AREA INCLUDED IN CALCULATIONS.



DESIGNED BY: BK
 DRAWN BY: BK
 CHECKED BY: ME
 SCALE: 1" = 30'

3820 CHILES ROAD
LANDSCAPE SHADE CALCULATIONS PLAN

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NO.	DATE	REVISIONS	BY	APPD.

SHEET L4 OF

DATE: 04/19/2018
 JOB NO: 1579.02



- LEGEND**
-  TREES TO REMAIN AND PROTECT IN PLACE
 -  TREES TO BE REMOVED PER ARBORIST REPORT
 -  TREES TO BE REMOVED DUE TO SITE DEVELOPMENT

TREES 204, 205
209 TO REMAIN
PER TREE
LOCATION MAP.
TREES 206, 207,
208 TO BE
REMOVED PER
TREE LOCATION
MAP.

TREES 179 AND 200
UNABLE TO LOCATE
TREES IN THIS AREA

DESIGNED BY BK
 DRAWN BY BK
 CHECKED BY ME
 SCALE
 1" = 30'

**3820 CHILES ROAD
 EXISTING TREES PLAN**



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					L5
					DATE: 04/19/2016
					JOB NO.: 1579.02