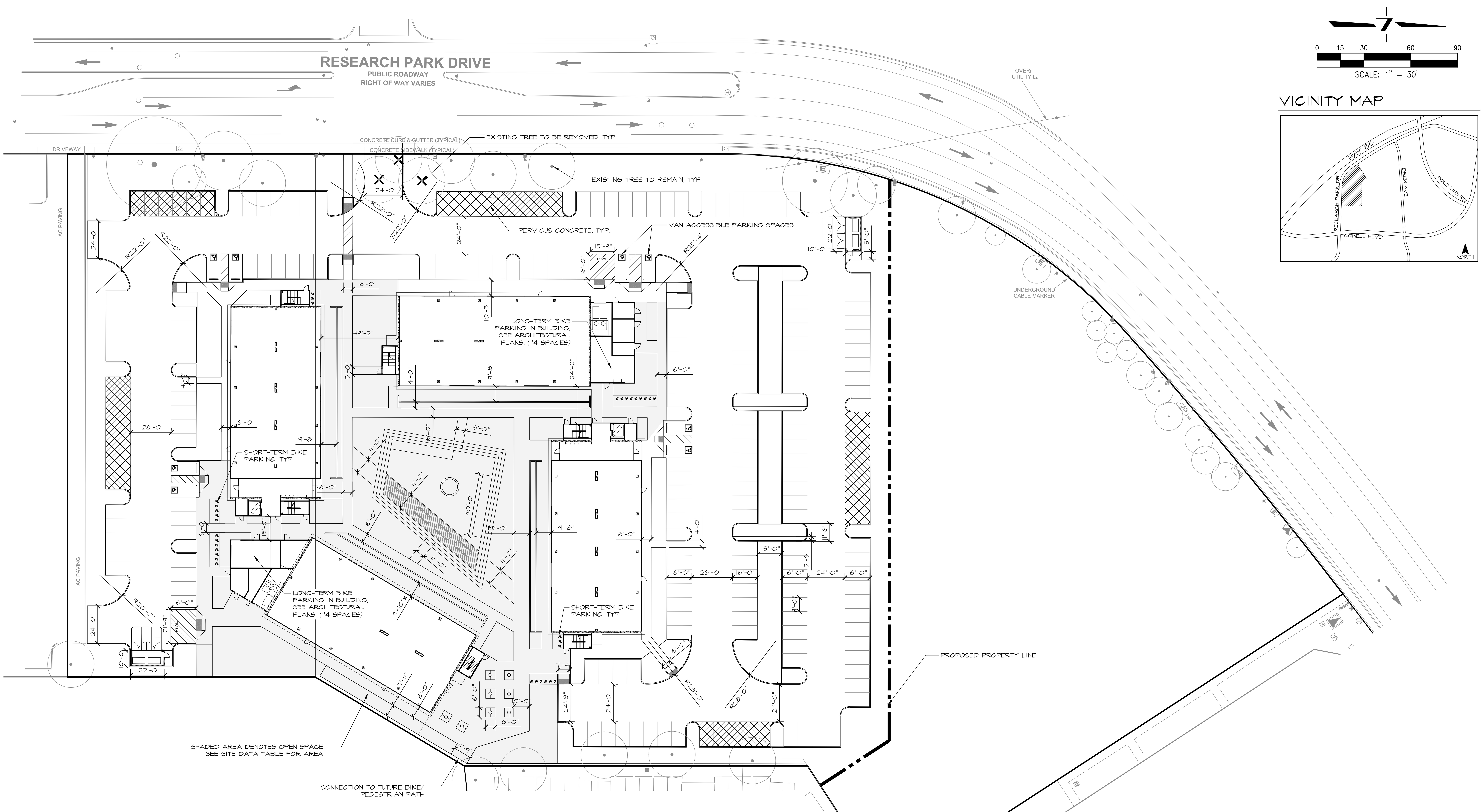

SITE DATA & REQUIREMENTS

	UNIT INFO				CAR PARKING		ADA CAR PARKING		BIKE PARKING				OPEN SPACE
	PER ARCHITECTURAL PLANS				PER 40.15.090 MIXED USE (M-U)		PER CBC 11B-208.2		PER 40.25A.040 BICYCLE PARKING STANDARDS				PER 40.15.070 MIXED USE (M-U)
RESIDENTIAL	UNIT TYPE	# OF UNITS	# OF BEDROOMS	SQUARE FEET (UNIT AREA & COMMON AREA)	CAR PARKING REQ PER UNIT TYPE	TOTAL CAR PARKING REQ	STANDARD ADA SPACES	VAN ACCESSIBLE SPACES	BIKE PARKING REQ PER BEDROOM	TOTAL BIKE PARKING REQ	SHORT TERM BIKE PARK REQ (25%)	LONG TERM BIKE PARK REQ (75%)	OPEN SPACE REQ PER GROSS SF (25%)
	STUDIO	32	32		1	32	MIN 1 PER ACCESSIBLE RESIDENTIAL UNIT (5% OF UNITS) / MIN 7 FOR 201-300 SPACES	1 PER EVERY 6 OR FRACTION OF 6 SPACES	1	32			
	1 BR	96	96		1	96			1	96			
	2 BR	32	64		1	32			1	64			
	TOTAL	160	192	138,431		160				192	48	144	34,608
TECH	UNIT TYPE			SQUARE FEET	CAR PARKING REQ PER GROSS SF	TOTAL CAR PARKING REQ			BIKE PARKING REQ PER GROSS SF	TOTAL BIKE PARKING REQ	SHORT TERM BIKE PARK REQ (75%)	LONG TERM BIKE PARK REQ (25%)	OPEN SPACE REQ PER GROSS SF (0%)
	TECH SPACE	4	N/A	26,912	1/500	54			1/1,500	18	13	4	N/A
TOTAL				165,343		214	8	2		210	61	148	34,608
TOTAL PROVIDED ONSITE						214	8	2		216	68	148	40,100

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SITE PLAN

DAVIS CALIFORNIA

SHEET L1 OF 4

DATE: 9/10/18

JOB NO: 1641.04

0 15 30 60 90

SCALE: 1" = 30'

SITE NOTES

SEE SHEET L3 FOR PLANTING LEGEND

SEE SHEET L4 FOR SHADE CALCULATIONS

NEW PLANTINGS ARE TO BE IRRIGATED BY A COMBINATION OF SUBSURFACE IN-LINE DRIP AND MATCHED PRECIPITATION OVERHEAD SPRAY. NEW TREES ARE TO BE IRRIGATED BY DEEP ROOT WATERING BUBBLERS.

SITE AREAS

CATEGORY	AREA
ASPHALT PAVING	66,308 SF
PERVIOUS CONCRETE	5,200 SF
CONCRETE PAVING	30,321 SF
BUILDINGS	33,131 SF
NEW PLANTING AREA- ORNAMENTAL PLANTING	27,254 SF
NEW PLANTING AREA- STORMWATER PLANTING	13,127 SF
EXISTING PLANTING AREA TO REMAIN (LAWN)	8,579 SF
TOTAL PROJECT SITE AREA	194,278 SF (4.46 ACRES)
TOTAL REMAINING PARCEL AREA	75,795 SF (1.74 ACRES)

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SHEET L2 OF 4

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PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	WATER USE	HXW
	CORNUS FLORIDA 'EDDIES WHITE WONDER'	FLOWERING DOGWOOD	15 GAL	M	25'X15'
	LAGERSTROEMIA X 'NATCHEZ'	CRAPE MYRTLE	15 GAL	L	20'X20'
	PISTACIA CHINENSIS 'KEITH DAVEY'	KEITH DAVEY CHINESE PISTACHE	15 GAL	L	40'X30'
	PLATANUS X ACERIFOLIA 'BLOODSOOD'	LONDON PLANE TREE	15 GAL	M	60'X35'
	QUERCUS SHUMARDII	SHUMARD RED OAK	15 GAL	M	50'X35'
	ULMUS WILSONIANA 'PROSPECTOR'	ELM	15 GAL	L	45'X25'
	ZELKOVA SERRATA 'GREEN VASE'	SAWLEAF ZELKOVA	15 GAL	M	50'X35'

LARGE GRASSES & GRASS-LIKE PLANTS	BOTANICAL NAME	COMMON NAME	CONT	WATER USE	HXW
PHO SPR	PHORMIUM TENAX 'DAZZLER'	NEW ZEALAND FLAX	1 GAL	L	3'X5'
PHO WAV	PHORMIUM TENAX 'YELLOW WAVE'	NEW ZEALAND FLAX	5 GAL	L	5'X5'

LARGE SHRUBS	BOTANICAL NAME	COMMON NAME	CONT	WATER USE	HXW
CAR CAL	CARPENTERIA CALIFORNICA	BUSH ANEMONE	5 GAL	L	5'X5'
CEA SKY	CEANOTHUS THYRSIFLORUS 'SKYLARK'	SKYLARK CEANOTHUS	5 GAL	L	5'X5'
MAH COM	MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE	5 GAL	L	3'X5'
OLE LIT	OLEA EUROPAEA 'LITTLE OLLIE'	LITTLE OLLIE OLIVE	15 GAL	L	8'X8'
RHA MOU	RHAMNUS CALIFORNICA 'MOUND SAN BRUNO'	CALIFORNIA COFFEEBERRY	5 GAL	L	6'X6'
RIB VIB	RIBES VIBURNIFOLIUM	EVERGREEN CURRANT	1 GAL	L	4'X6'
RUS EQU	RUSSELIA EQUISETIFORMIS	FIRECRACKER PLANT	5 GAL	L	5'X5'

MEDIUM GRASSES & GRASS-LIKE PLANTS	BOTANICAL NAME	COMMON NAME	CONT	WATER USE	HXW
CAL KAR	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	1 GAL	L	4'X3'
DIE VEG	DIETES VEGETA	AFRICAN IRIS	1 GAL	L	3'X3'
MUH RIG	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL	L	4'X4'

MEDIUM SHRUBS	BOTANICAL NAME	COMMON NAME	CONT	WATER USE	HXW
CAL DWA	CALLISTEMON VIMINALIS 'LITTLE JOHN'	DWARF WEEPING BOTTLEBRUSH	5 GAL	L	3'X4'
LOR SUZ	LOROPETALUM CHINENSE RUBRUM 'SUZANNE'	SUZANNE LOROPETALUM	5 GAL	M	4'X4'
RHA CLA	RHAPHIOLEPIS INDICA 'CLARA'	INDIAN HAWTHORN	1 GAL	M	4'X4'
SAL WIN	SALVIA CLEVELANDII 'WINIFRED GILLMAN'	CLEVELAND SAGE	1 GAL	L	4'X4'

SMALL GRASSES & GRASS-LIKE PLANTS	BOTANICAL NAME	COMMON NAME	CONT	WATER USE	HXW
BOU BLO	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLUE GRAMA	5 GAL	L	2'X2'
DIA LIS	DIANELLA REVOLUTA 'LITTLE REV'	LITTLE REV FLAX LILY	1 GAL	L	2'X2'
DIA VAR	DIANELLA TASMANICA 'VARIEGATA'	FLAX LILY	1 GAL	M	2'X2'
MIM AUR	MIMULUS AURANTIACUS	STICKY MONKEY FLOWER	1 GAL	L	4'X4'
SES AUT	SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS	1 GAL	M	2'X2'

SMALL SHRUBS	BOTANICAL NAME	COMMON NAME	CONT	WATER USE	HXW
LAV OTT	LAVANDULA STOECHAS 'OTTO QUAST'	SPANISH LAVENDER	1 GAL	L	2'X3'
MAH OR2	MAHONIA AQUIFOLIUM 'ORANGE FLAME'	OREGON GRAPE	5 GAL	L	2'X3'
NAN DWA	NANDINA DOMESTICA 'NANA'	DWARF SACRED BAMBOO	1 GAL	M	2'X3'
ROS NOT	ROSA X 'NOASCHNEE'	FLOWER CARPET WHITE GROUNDCOVER ROSE	2 GAL	M	2.5'X3'
WES MOR	WESTRINGIA FRUTICOSA 'MORNING LIGHT'	MORNING LIGHT COAST ROSEMARY	5 GAL	L	3'X3'

STORMWATER PLANTING	BOTANICAL NAME	COMMON NAME	CONT	WATER USE	HXW
CHO ELG	CHONDROPETALUM TECTORUM 'EL CAMPO'	CAPE RUSH	1 GAL	L	2.5'X3.5'
JUN EFF	JUNCUS EFFUSUS	SOFT RUSH	1 GAL	M	2.5'X2.5'
JUN ELK	JUNCUS PATENS 'ELK BLUE'	SPREADING RUSH	1 GAL	L	2'X2'
LOM BRE	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	1 GAL	L	3'X3'
LOM LIB	LOMANDRA LONGIFOLIA 'LIME TUFF'	LIME TUFF DWARF MAT RUSH	1 GAL	L	2.5'X2.5'
WOO FIM	WOODWARDIA FIMBRIATA	GIANT CHAIN FERN	5 GAL	M	4'X4'
NO-MOW	NO-MOW BIOFILTRATION SOD (DELTA BLUEGRASS)				

EXISTING LAWN TO REMAIN

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PLANNING DESIGN REVIEW APPLICATION
PLANTING LEGEND
DAVIS CALIFORNIA

SHEET L3 OF 4
DATE: 9/10/18
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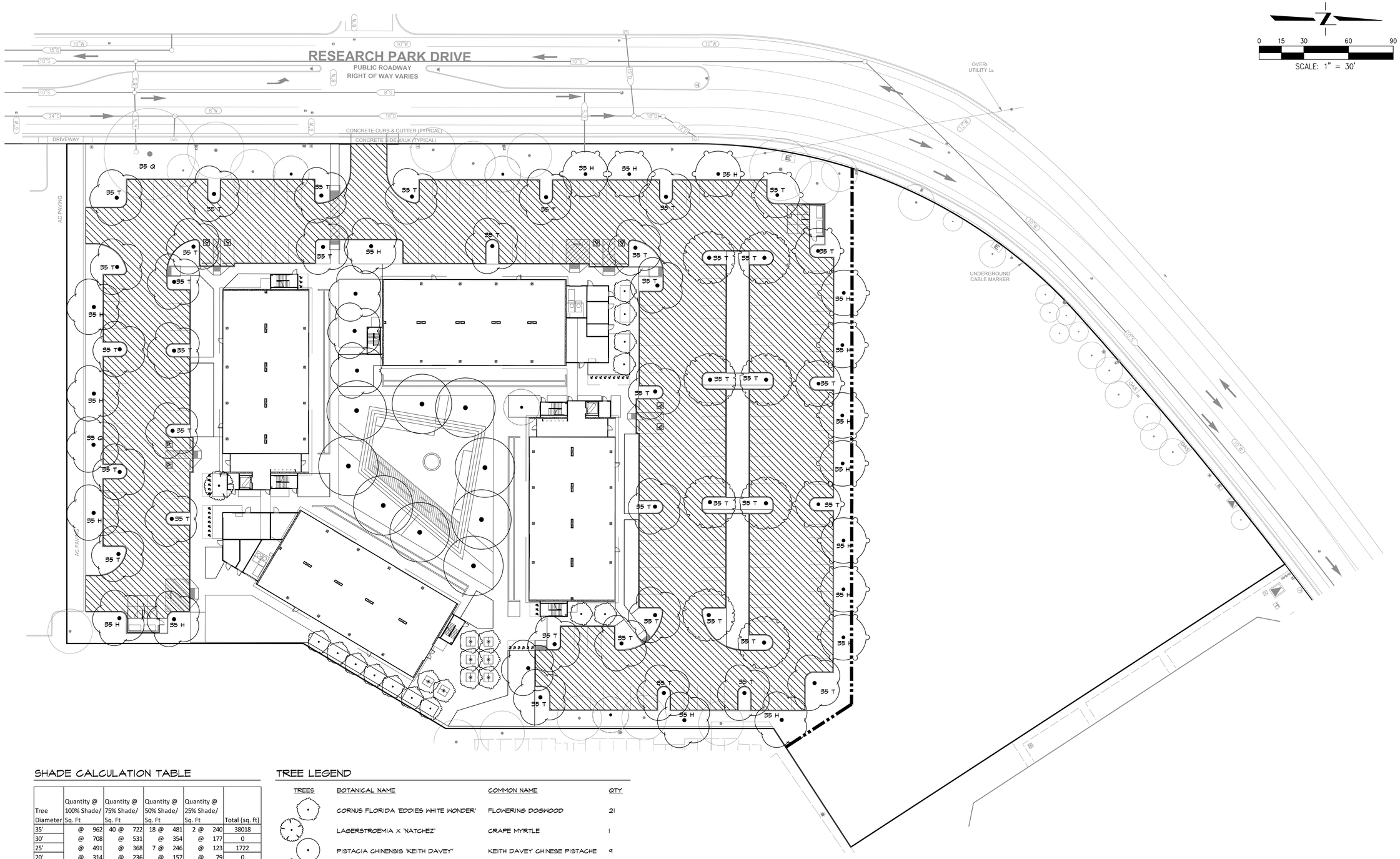

SHADE CALCULATION TABLE

Tree Diameter	Quantity @ 100% Shade/ Sq. Ft	Quantity @ 75% Shade/ Sq. Ft	Quantity @ 50% Shade/ Sq. Ft	Quantity @ 25% Shade/ Sq. Ft	Total (sq. ft)
35'	@ 962	40 @ 722	18 @ 481	2 @ 240	38018
30'	@ 708	@ 531	@ 354	@ 177	0
25'	@ 491	@ 368	7 @ 246	@ 123	1722
20'	@ 314	@ 236	@ 157	@ 79	0
				TOTAL TREE SHADE=	39740
				TOTAL PAVED AREA=	71503
				PERCENT SHADE =	56%

PAVED VEHICULAR SURFACE AREA INCLUDED IN CALCULATIONS

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.

TREE LEGEND

TREES	BOTANICAL NAME	COMMON NAME	QTY
	CORNUS FLORIDA 'EDDIES WHITE WONDER'	FLOWERING DOGWOOD	21
	LAGERSTROEMIA X 'NATCHEZ'	CRAPE MYRTLE	1
	PISTACIA CHINENSIS 'KEITH DAVEY'	KEITH DAVEY CHINESE PISTACHE	9
	PLATANUS X AGERIFOLIA 'BLOODGOOD'	LONDON PLANE TREE	13
	QUERCUS SHUMARDII	SHUMARD RED OAK	8
	ULMUS WILSONIANA 'PROSPECTOR'	ELM	4
	ZELKOVA SERRATA 'GREEN VASE'	SAWLEAF ZELKOVA	39

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PARKING LOT SHADE CALCULATIONS

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SHEET L4 OF 4

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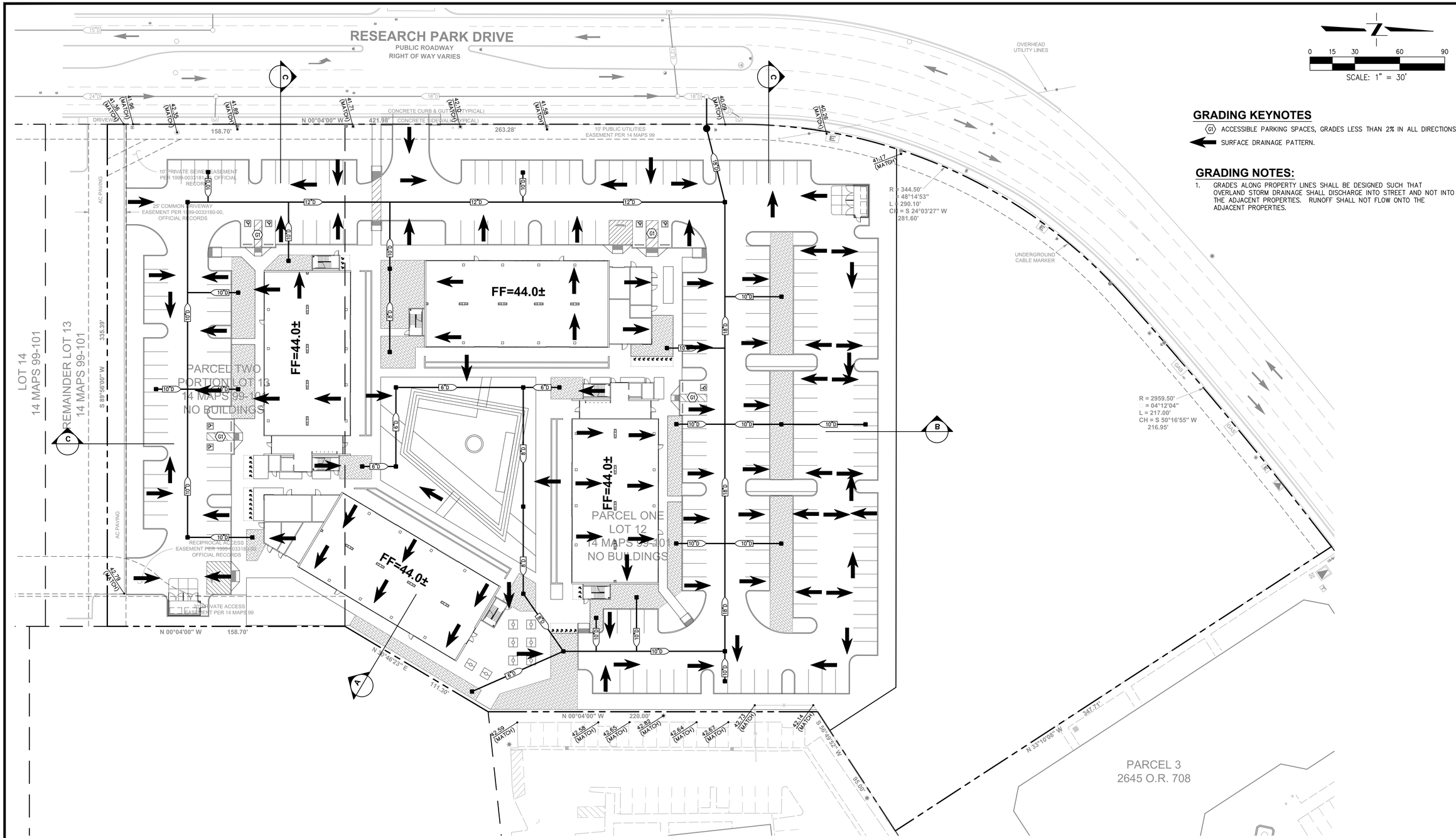


0 15 30 60 90

SCALE: 1" = 30'

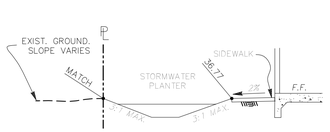
GRADING KEYNOTES

G1 ACCESSIBLE PARKING SPACES, GRADES LESS THAN 2% IN ALL DIRECTIONS.

SURFACE DRAINAGE PATTERN.

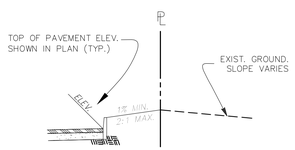
GRADING NOTES:

1. GRADES ALONG PROPERTY LINES SHALL BE DESIGNED SUCH THAT OVERLAND STORM DRAINAGE SHALL DISCHARGE INTO STREET AND NOT INTO THE ADJACENT PROPERTIES. RUNOFF SHALL NOT FLOW ONTO THE ADJACENT PROPERTIES.



SECTION A

NOT TO SCALE



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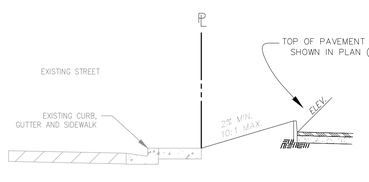

SECTION C

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PRELIMINARY GRADING PLAN

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SHEET C1 OF 3

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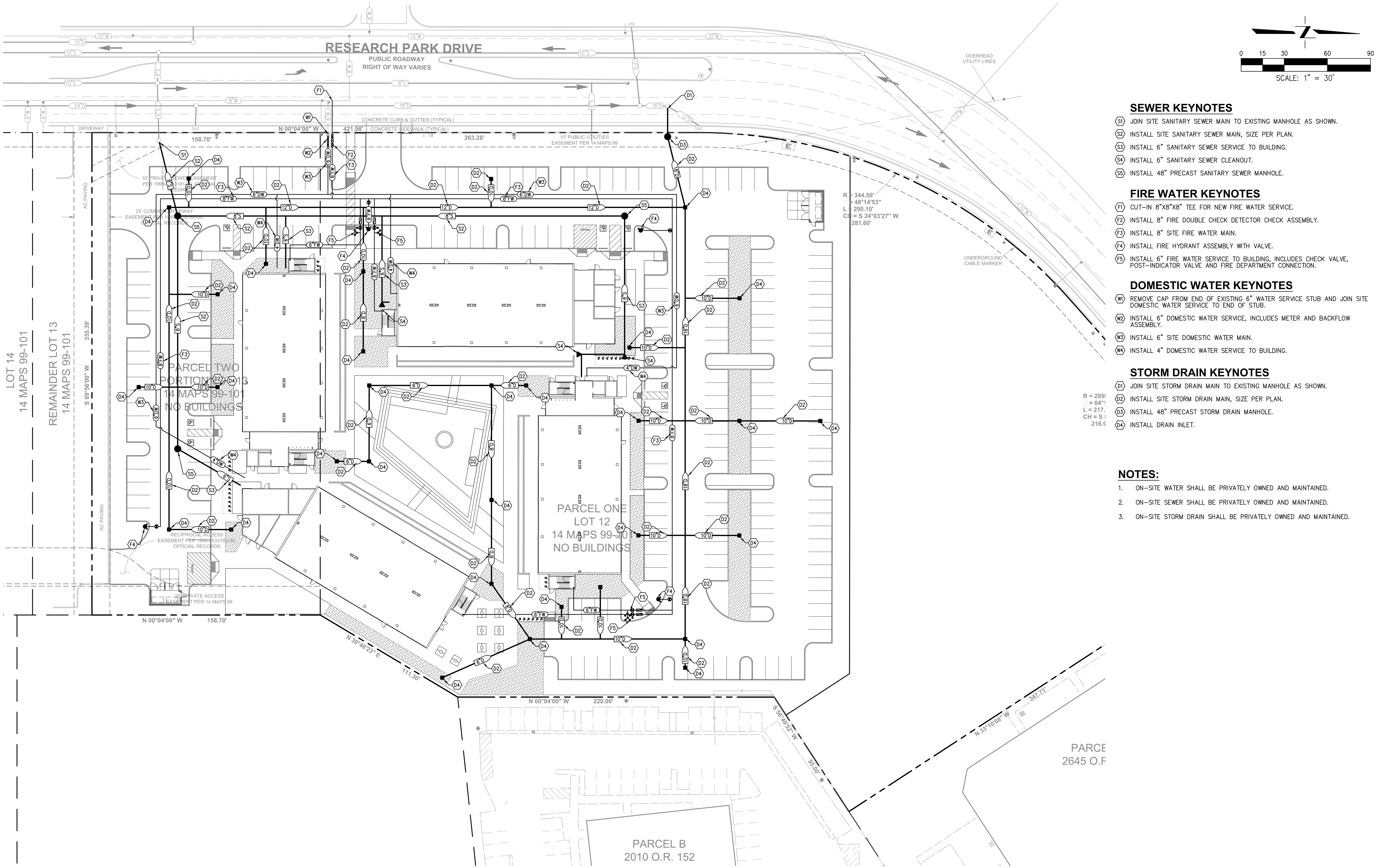

SEWER KEYNOTES

- (S1) JOIN SITE SANITARY SEWER MAIN TO EXISTING MANHOLE AS SHOWN.
- (S2) INSTALL SITE SANITARY SEWER MAIN, SIZE PER PLAN.
- (S3) INSTALL 6" SANITARY SEWER SERVICE TO BUILDING.
- (S4) INSTALL 6" SANITARY SEWER CLEANOUT.
- (S5) INSTALL 48" PRECAST SANITARY SEWER MANHOLE.

FIRE WATER KEYNOTES

- (F1) CUT-IN 8"X8"X8" TEE FOR NEW FIRE WATER SERVICE.
- (F2) INSTALL 8" FIRE DOUBLE CHECK DETECTOR CHECK ASSEMBLY.
- (F3) INSTALL 8" SITE FIRE WATER MAIN.
- (F4) INSTALL FIRE HYDRANT ASSEMBLY WITH VALVE.
- (F5) INSTALL 6" FIRE WATER SERVICE TO BUILDING, INCLUDES CHECK VALVE, POST-INDICATOR VALVE AND FIRE DEPARTMENT CONNECTION.

DOMESTIC WATER KEYNOTES

- (W1) REMOVE CAP FROM END OF EXISTING 6" WATER SERVICE STUB AND JOIN SITE DOMESTIC WATER SERVICE TO END OF STUB.
- (W2) INSTALL 6" DOMESTIC WATER SERVICE, INCLUDES METER AND BACKFLOW ASSEMBLY.
- (W3) INSTALL 6" SITE DOMESTIC WATER MAIN.
- (W4) INSTALL 4" DOMESTIC WATER SERVICE TO BUILDING.

STORM DRAIN KEYNOTES

- (D1) JOIN SITE STORM DRAIN MAIN TO EXISTING MANHOLE AS SHOWN.
- (D2) INSTALL SITE STORM DRAIN MAIN, SIZE PER PLAN.
- (D3) INSTALL 48" PRECAST STORM DRAIN MANHOLE.
- (D4) INSTALL DRAIN INLET.

NOTES:

1. ON-SITE WATER SHALL BE PRIVATELY OWNED AND MAINTAINED.
2. ON-SITE SEWER SHALL BE PRIVATELY OWNED AND MAINTAINED.
3. ON-SITE STORM DRAIN SHALL BE PRIVATELY OWNED AND MAINTAINED.

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PRELIMINARY UTILITY PLAN

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SHEET C2 OF 3

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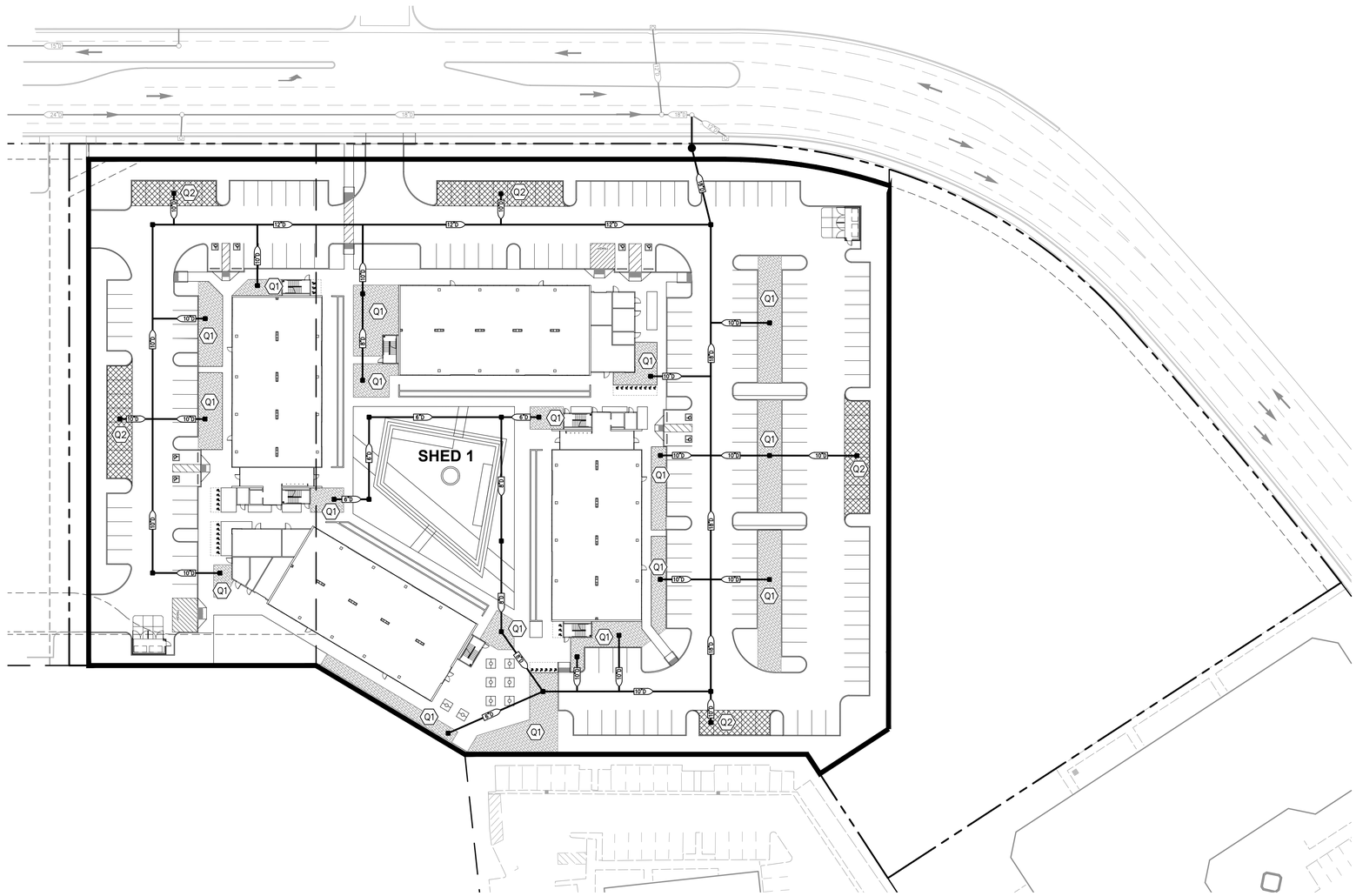
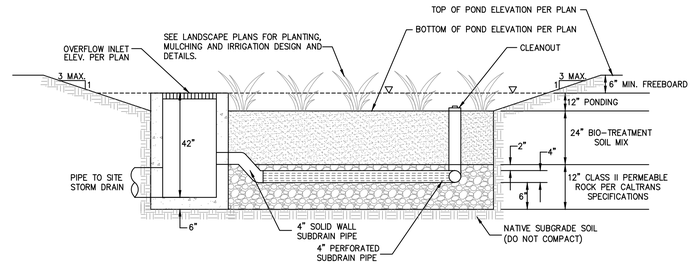


REQUIRED SITE STORMWATER CONTROL MEASURES:

Q1 CONSTRUCT BIO–RETENTION PLANTER PER DETAIL ON THIS SHEET.

Q2 CONSTRUCT PERVIOUS CONCRETE PAVEMENT PER DETAIL ON THIS SHEET.



BIO-RETENTION PLANTER DETAIL

NTS

SITE SWQ CALCULATION - SHED 1 - ENTIRE SITE

Calculation Table for Determination of Design Imperviousness (I_{WQ})

Site Element	Unit Area (ft^2)	Percent Imperviousness	Weighting Factor[b]	Weighted % Imperviousness[c,d]
Roof	33,504	100	0.175	17
Asphalt/Concrete	106,811	100	0.556	56
Decomposed Granite/Gravel	0	40	0.000	0
Pervious Pavement	5,200	25	0.027	1
Lawn/Landscape	46,466	0	0.242	0
Total Contributing Area[a]	191,981	–	1.000	74

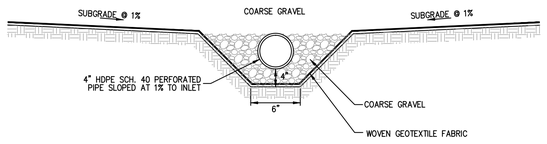
a. Total contributing area = sum of unit areas
b. Weighting factor = unit area / total tributary area
c. Weighted imperviousness = weighting factor x percent imperviousness
d. Design imperviousness = sum of weighted imperviousness

Bioretention Calculations

Shed Area 4.41 ac
C 0.53
desired capture (for 48 hr storm) 80%

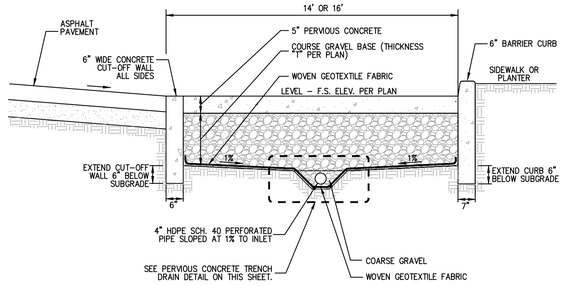
Vu (in) [From graph on page 333 of CASQA BMP Handbook, 48-hr drawdown]	Required Volume (cf)	Volume Available in Pervious Concrete (cf)	Volume Available in Bio-Retention	Total Treatment Volume Available (cf)
0.38	6,158	1,560	13,127	14,687

Notes:
Calculations based on section 5.5 of the California Stormwater BMP Handbook, dated January 2003 per section E.12.e(ii),(c)2 of the State General Permit, dated February 5, 2013.
V=Required Capture Volume (cf)
Vu=Unit Basin Storage Volume (in) (from graph on page 333 of CASQA BMP Handbook)
I_{WQ} =Design Imperviousness
C = runoff coefficient=0.858 $(I_{WQ})^3$ - 0.78 $(I_{WQ})^2$ + 0.774 (I_{WQ}) + 0.04



PERVIOUS CONCRETE TRENCH DRAIN DETAIL

NTS



TYPICAL PERVIOUS CONCRETE

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PRELIMINARY STORM WATER QUALITY CONTROL PLAN
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SHEET C3 OF 3
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