

THE WAVERLY

FOSTER CITY, CALIFORNIA

Study Session 3
Submitted October 9, 2013

Steinberg Architects

THOMPSON | DOREMAN
URBAN RESIDENTIAL DEVELOPMENT



VICINITY MAP



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PROJECT SUMMARY

BUILDING CODE
 2013 California Building Code
 Fully Sprinklered
 NFPA-13 - Parcel A
 NFPA-13D - Parcel B

PARCEL A BUILDING CONSTRUCTION TYPES
 Garage Type IA
 Residential Type IIIA

PARCEL A BUILDING GROSS AREA
 Approx. 129,000 SF
 Approx. 281,068 SF

PARCEL B BUILDING CONSTRUCTION TYPE
 Residential Type VA

PARCEL B BUILDING GROSS AREA
 Approx. 52,000 SF

PILGRIM TRITON PHASE B

TABLE 1 - SITE COVERAGE BY PARCEL

PARCEL	Square Feet	Percent
PARCEL A		
Building Area (ground level)	81,648	49%
Parking/Hardscape Area	59,841	36%
Landscape Area	24,382	15%
Total Lot Area	165,871	100%
PARCEL B		
Building Area (ground level)	20,020	31%
Parking/Hardscape Area	28,725	44%
Landscape Area	16,421	25%
Total Lot Area	65,166	100%
PARCEL C		
Building Area (ground level)	20,610	

TABLE 2 - DWELLING UNIT COUNT - PARCELS A & B

Model/Unit	No. Bedrooms	Approx. Sq. Ft./Unit	Quantity	Total Sq. Ft.
S	0	670	22	14,740
SL	0 + Loft	890	1	890
1A	1	770	49	37,730
1AL	1 + Loft	1,020	7	7,140
1B	1	850	41	34,850
1BL	1 + Loft	1,130	1	1,130
2A	2	1,110	53	58,830
2AL	2 + Loft	1,470	5	7,350
2B	2	1,140	3	3,420
2C	2	1,200	3	3,600
2D	2	1,190	3	3,570
3A	3	1,350	19	25,650
3A	3 + Loft	1,800	2	3,600
T.H. A	3	2,550	10	25,500
T.H. B	3	2,650	10	26,500
L/W A	2	1,090	3	3,270
L/W B	2	1,140	3	3,420
L/W C	1	1,020	5	5,100
Total			240	266,290

TABLE 3 - PARKING REQUIRED AND PROVIDED - PARCELS A & B

Use or Unit Type	Ratio Required	No. of Units	Spaces Required	Spaces Proposed	Deviation
Studio	1	23	23	29	0
1 bedroom	1.5	98	147	91	-56
2 bedroom	2	67	134	136	0
3 bedroom	2	21	42	42	0
1 BR L/W C	1.5	5	7.5	5	-2.5
2 BR L/W A & B	2	6	12	12	0
3 BR Townhouse	2	20	40	40	0
Guest parking	0.5		120	87	-33
Retail approx 5,000 SF	1/250		20	17	-3
Total		240	545.5	455 + 4* = 459	-95

* Parcel B shares 4 guest stalls with the existing REC Building at 1159 Triton Dr. in Interim State and shares 4 guest stalls with Parcel A surface parking in Final State

TABLE 4 - PARKING MIX - PARCELS A & B

Stall Type	Stall Size	Required		Proposed		Deviation	
		Number	Percent	Number	Percent	Number	Percent
Universal	8'-6" x 18'	546	97%	446	97%	-95	15%
Standard	9' x 19'	0	0%	0	0%	0	0
Compact	8' x 16'	0	0%	0	0%	0	0
Accessible		10	2.5%	10	2%	0	0
Van Accessible		3	0.5%	3	1%	0	0
Total		546	100%	455 + 4* = 459	100%	-95	15%

* Parcel B shares 4 guest stalls with the existing REC Building at 1159 Triton Dr. in Interim State and shares 4 guest stalls with Parcel A surface parking in Final State

TABLE 5 - PARKING MIX BY TYPE

Stall Type	Stall Size	Proposed	
		Number	Percent
Parcel A			
Garage Residential	Universal	308	
Accessible		6	2%
Van Accessible		1	1 per 8 Acc.
Total		315	
Garage Guest	Universal	76	36%
Accessible		3	5%
Van Accessible		1	1 per 8 Acc.
Total		80	
Surface	Universal	16	
Van Accessible		1	5%
Total		17	
Total		412	
Parcel B			
Private Garage	Universal	40	
Guest	Universal	2	36%
Accessible		1	5%
Shared		4*	
Total		47	
Parcels A & B Total		455 + 4* = 459	

* Parcel B shares 4 guest stalls with the existing REC Building at 1159 Triton Dr. in Interim State and shares 4 guest stalls with Parcel A surface parking in Final State

PROJECT DESCRIPTION

The project is Phase B of the Pilgrim-Triton Master Plan located in Foster City, CA. The Master Plan is comprised of four phases of mixed use development including residential units, live/work spaces, professional offices and retail spaces surrounding a centrally located plaza.

Phase 1 is an Interim Build-Out of the Residential Pad (Parcel A) and the Townhouse Pad (Parcel B). The Residential Pad includes 220 residential units, a 6 level garage, approximately 5,000 SF of retail space and amenity spaces such as a fitness center, swimming pool and spa within a landscaped courtyard. The Townhouse Pad includes 20 townhome units of 1,500 to 1,800 SF located in four buildings. The existing commercial building at 1159 Triton Drive will remain in place.

Phase 2 is the Final Build-out. In this state, Parcels A and B are both built out and the existing commercial building at 1159 Triton Drive is replaced with a new commercial building (Parcel C) of up to 53,000 SF.

PROJECT TEAM

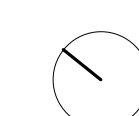
OWNER
 AREOF VI Triton LLC
 201 California Street, Suite 930
 San Francisco, CA 94111
 Tel. 415.247.2107
 Contact: Matthew Conti

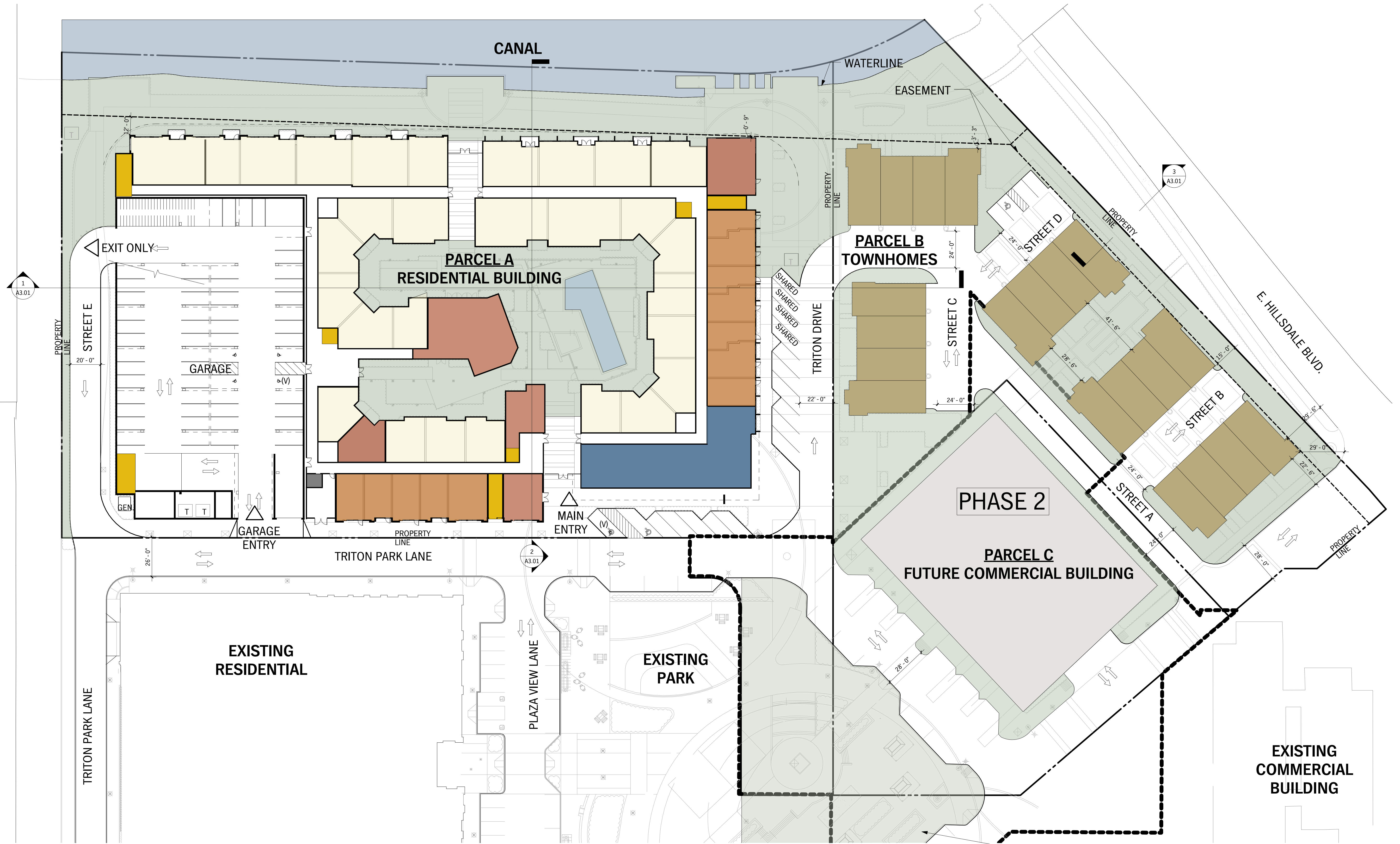
Architect
 Steinberg Architects
 98 Battery Street, Suite 300
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 Tel. 415.683.2000
 Contact: Seema Mhaskar
 Contact: Jaclyn Dab

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 Tel. 415.381.3001
 Contact: Bruce Dorfman
 Contact: Gillian Cho

Civil Engineer
 BKF Engineers
 255 Shoreline Dr., Suite 200
 Redwood City, CA 94065
 Tel. 925.940.2206
 Contact: Eric Swanson

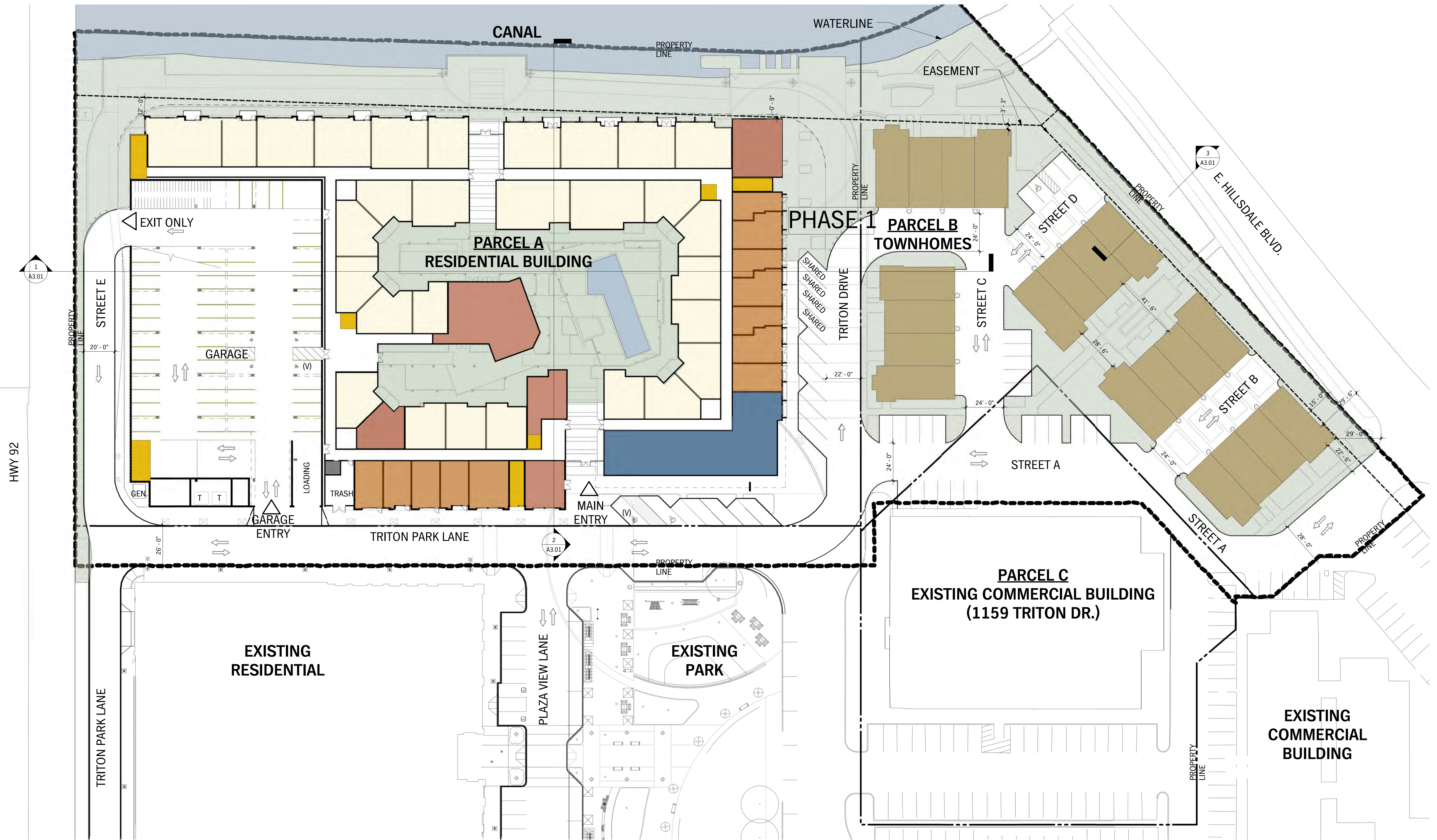
Landscape Engineer
 The Guzzardo Partnership, Inc.
 181 Greenwich Street
 San Francisco, CA 94111
 Tel. 415.433.4672
 Contact: Paul Lettieri
 Contact: James Winstead





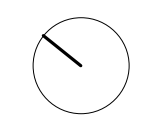
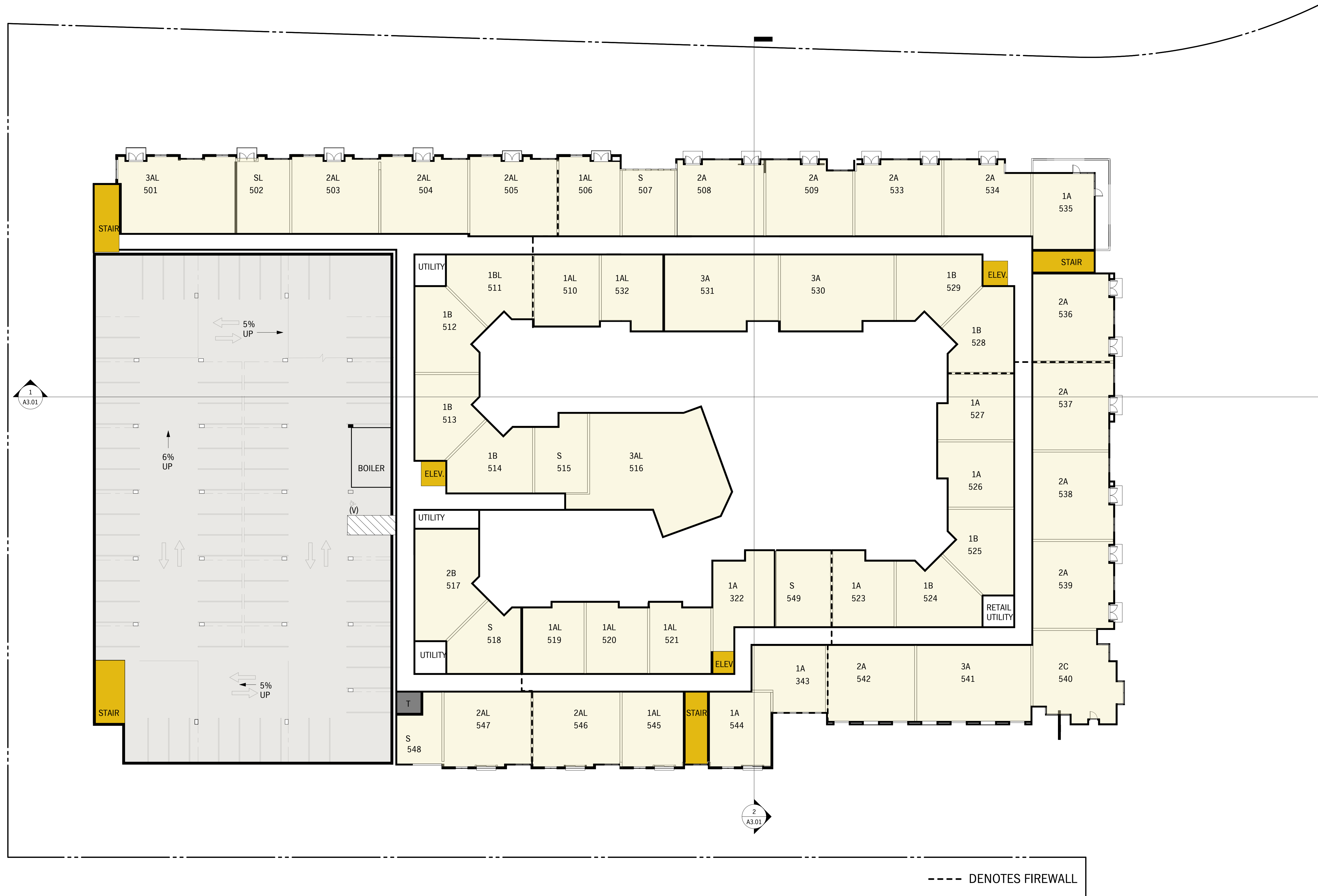
SITE PLAN - At Completion of Phases 1 & 2

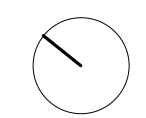
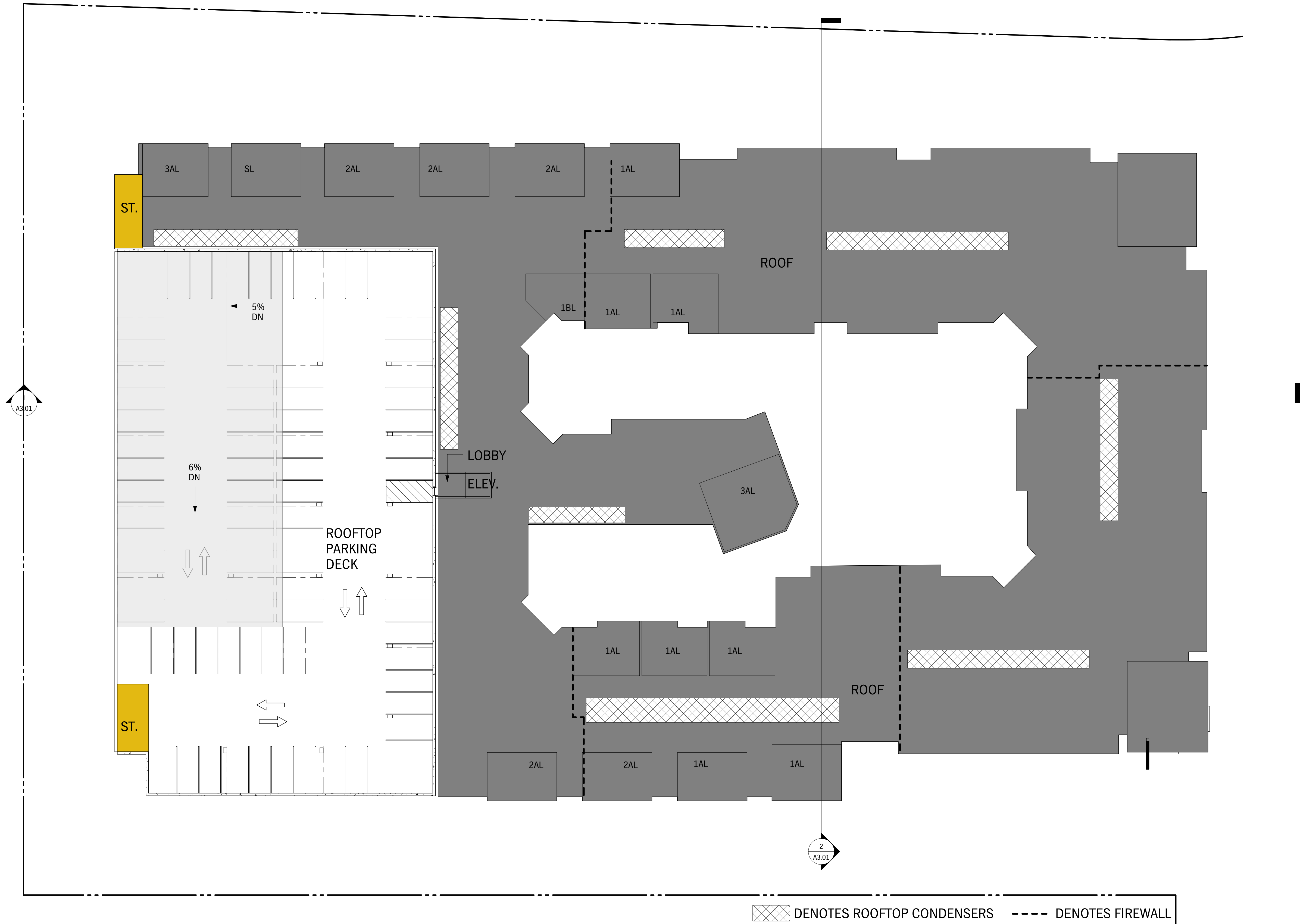
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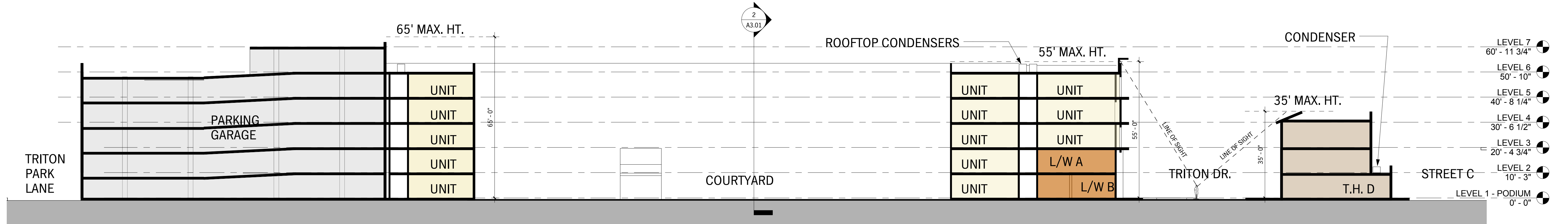


SITE PLAN - At Completion of Phase 1

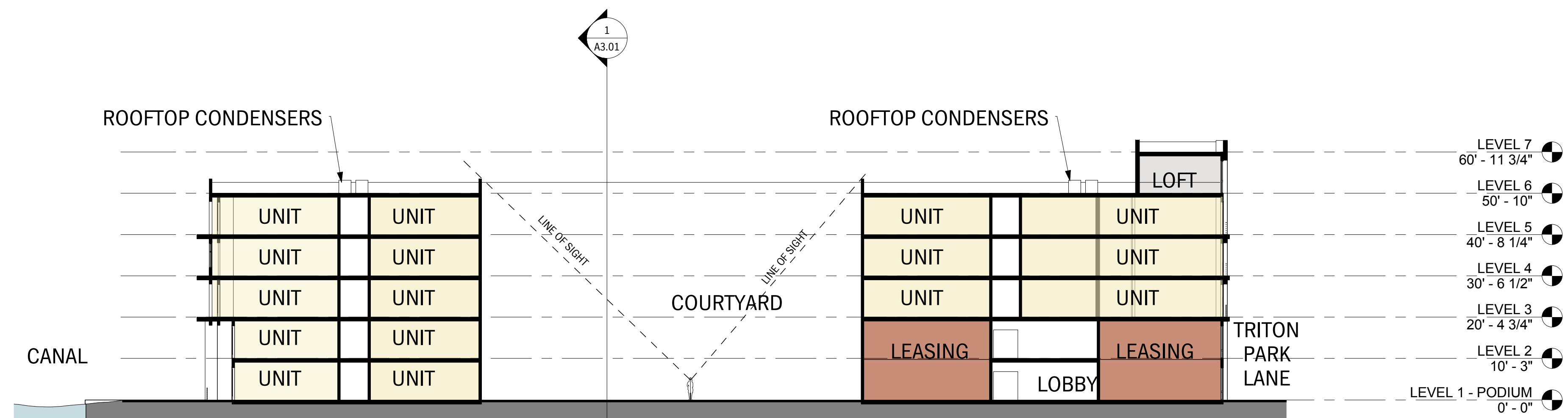




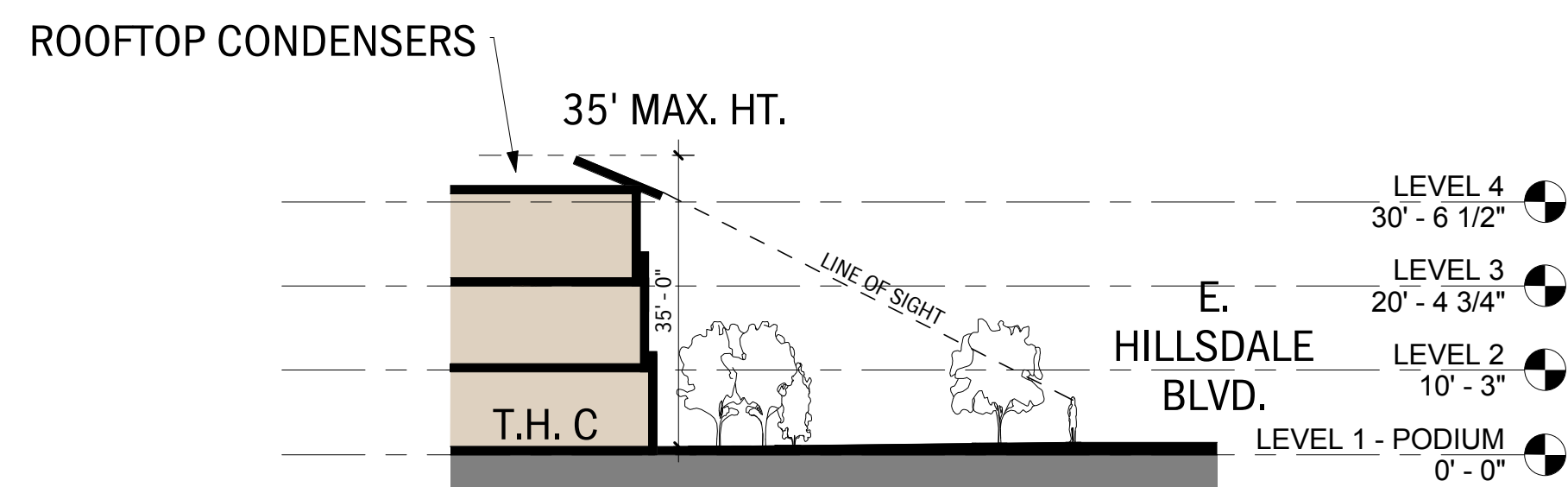




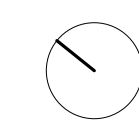
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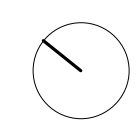
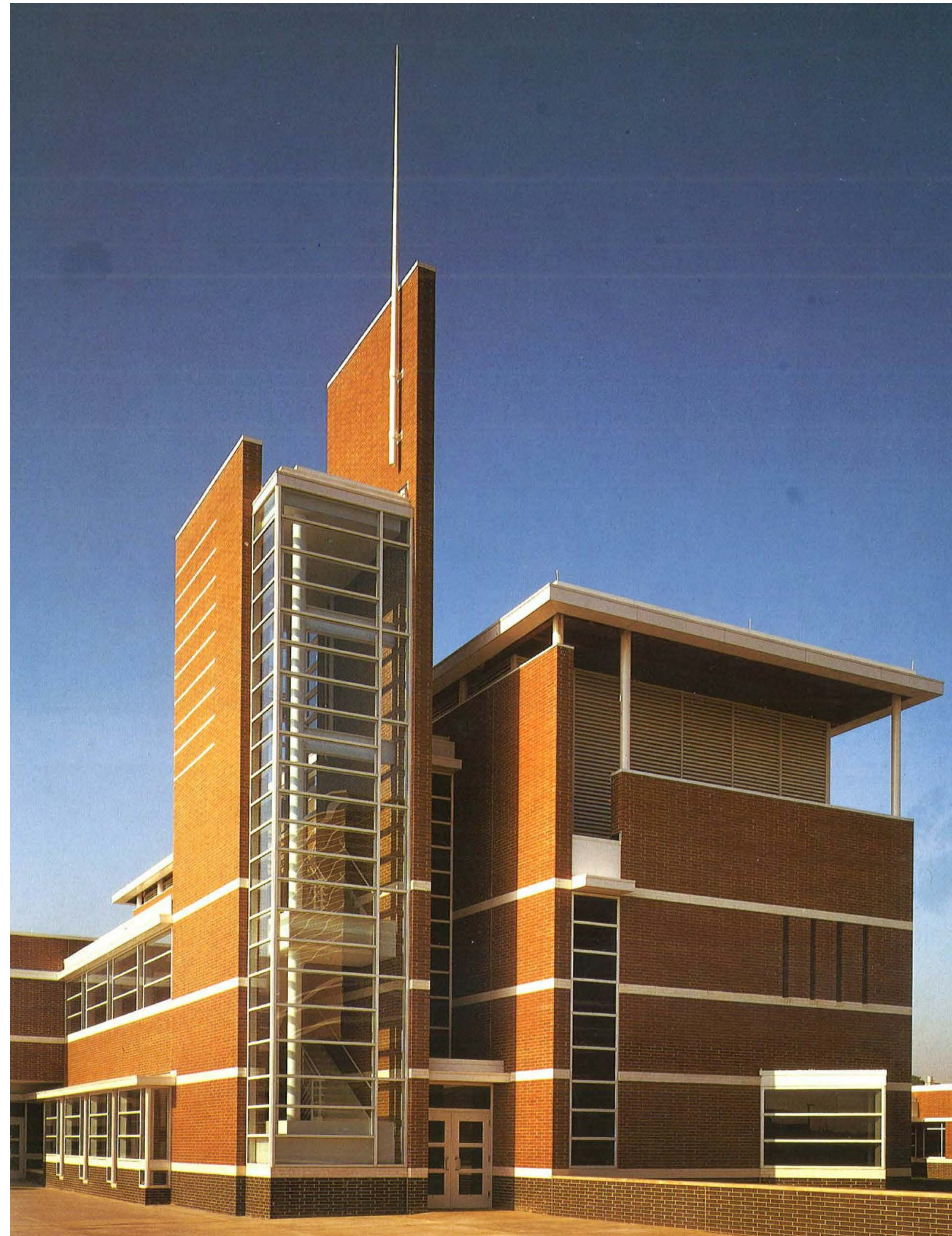
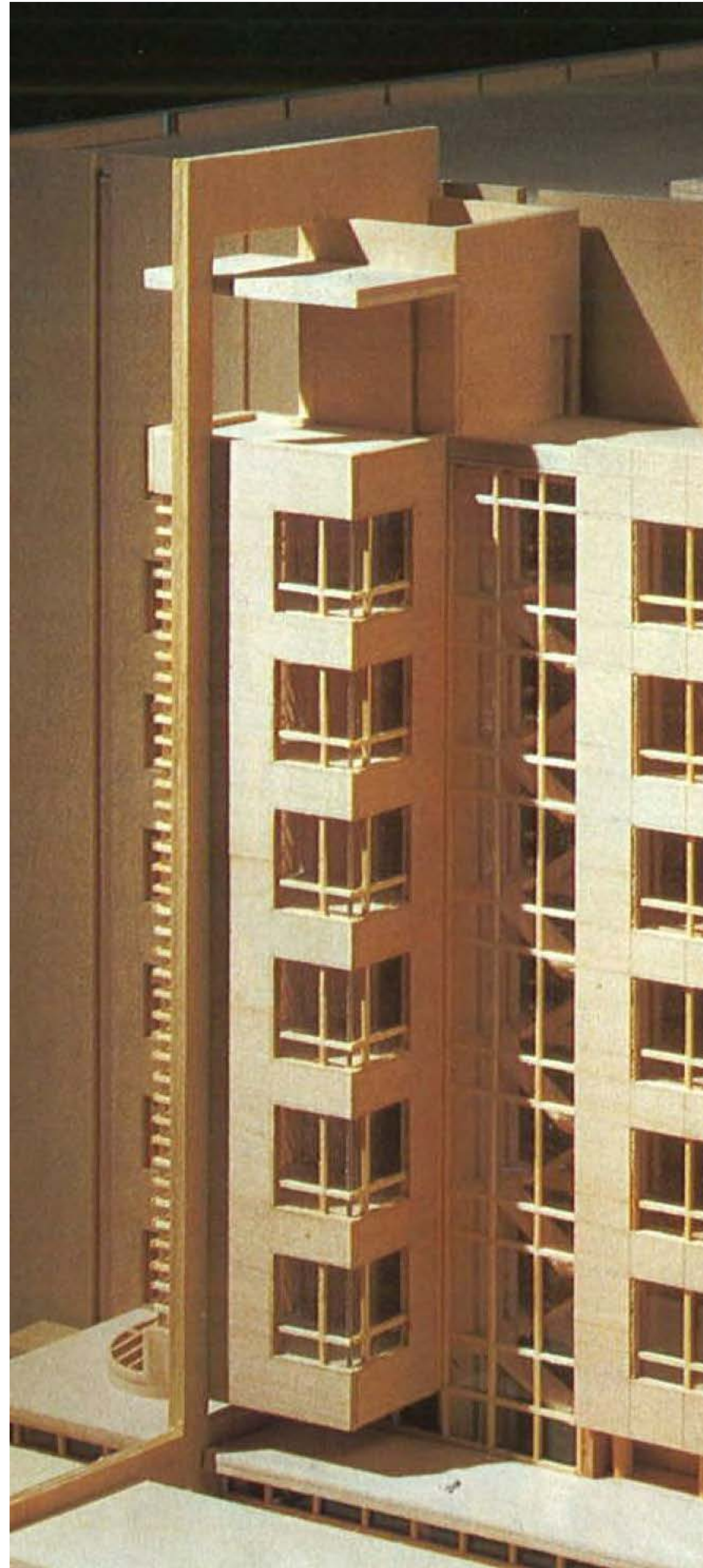


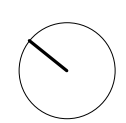
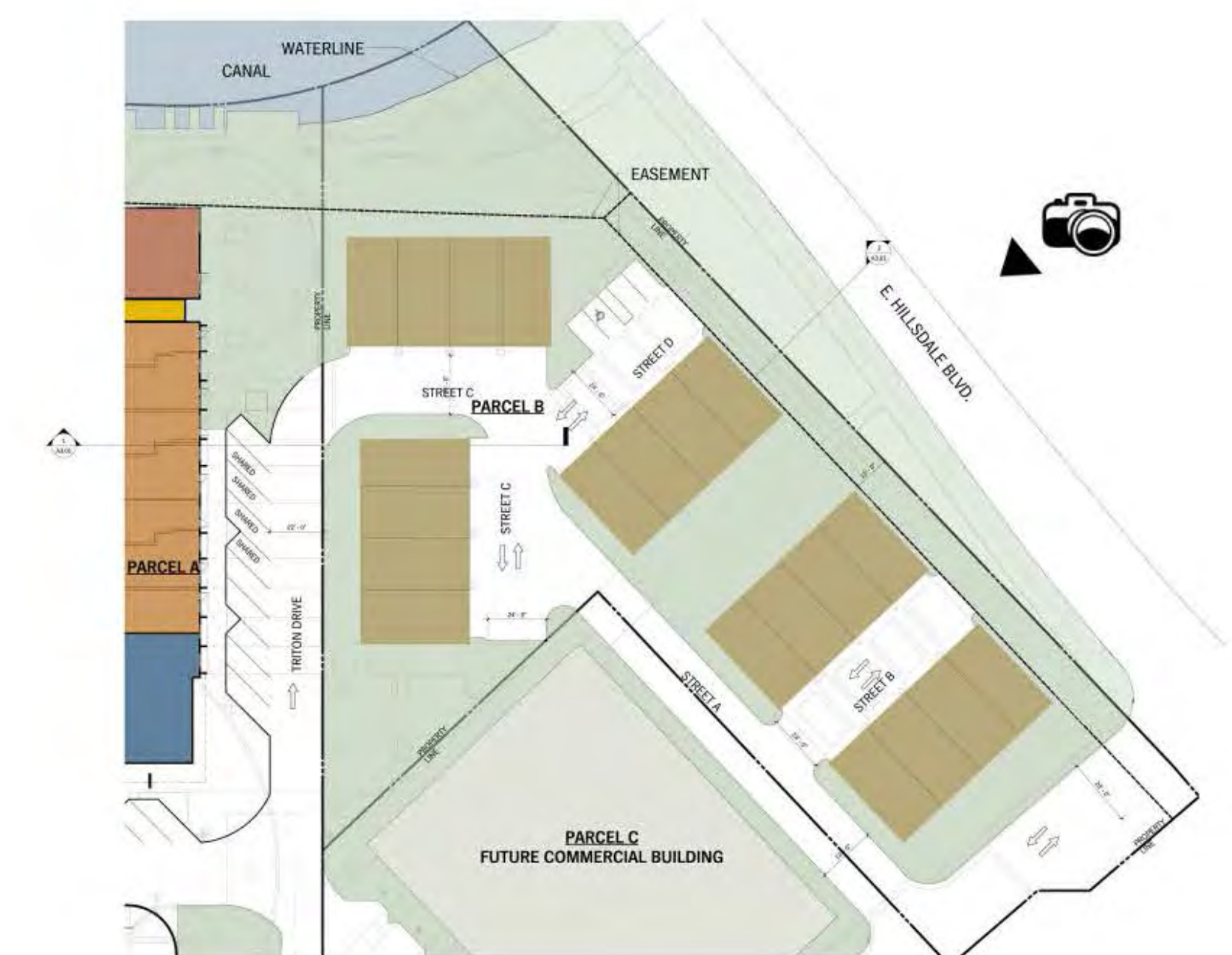
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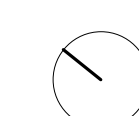


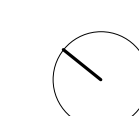
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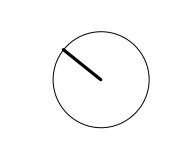










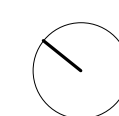


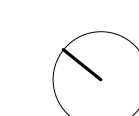


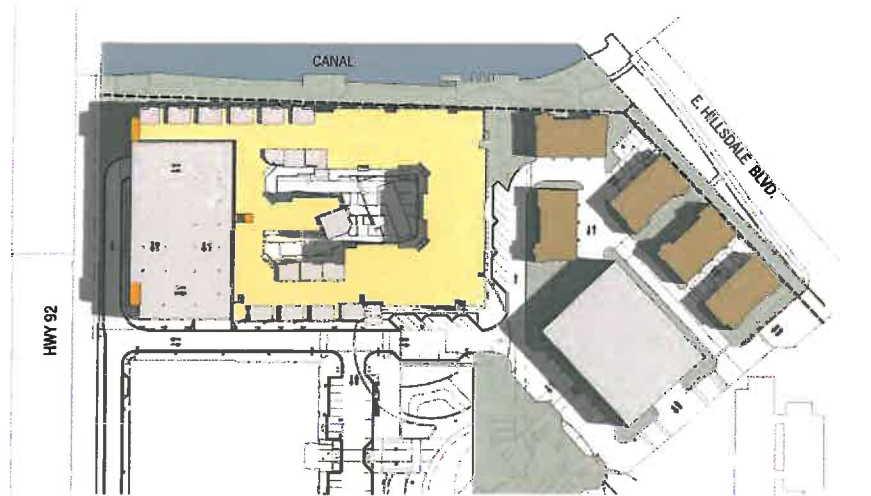
ASPHALT SHINGLE
ROOF

VINYL WINDOWS

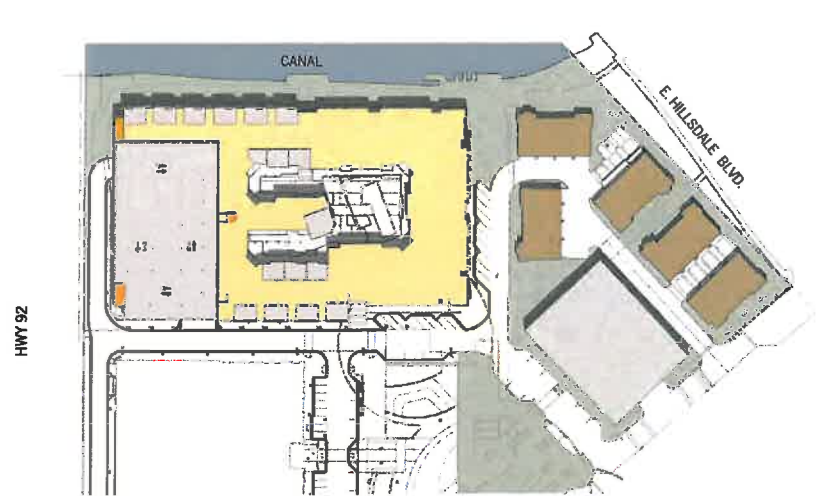
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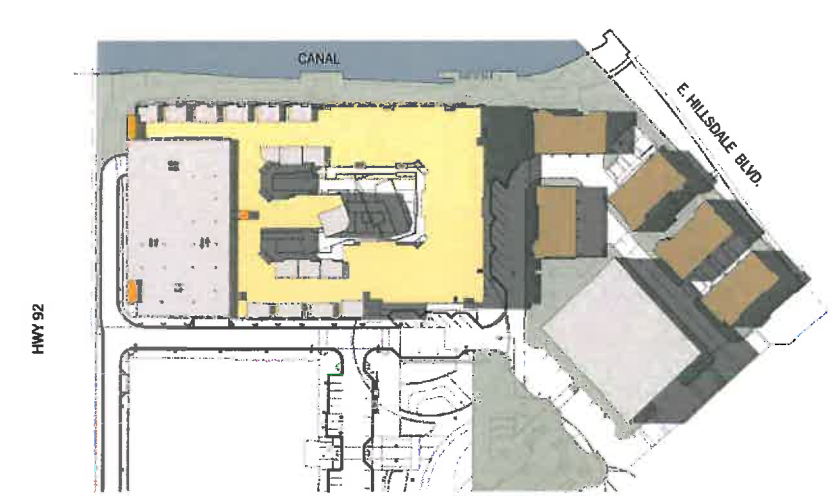




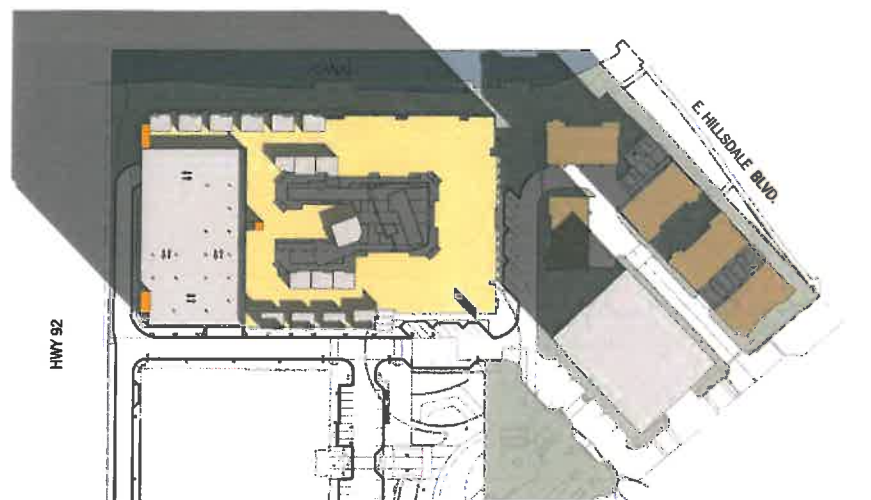
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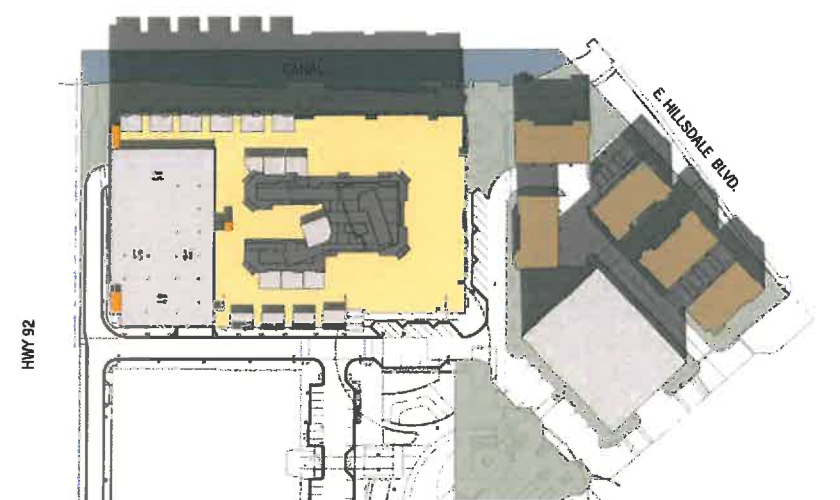
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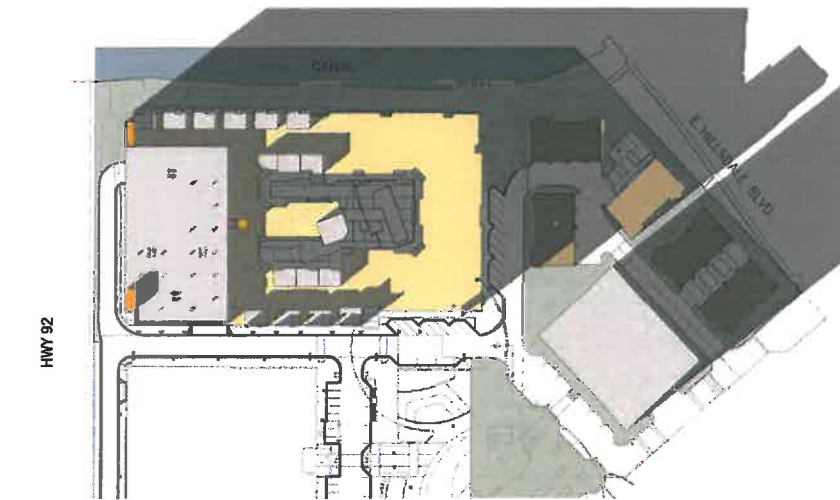
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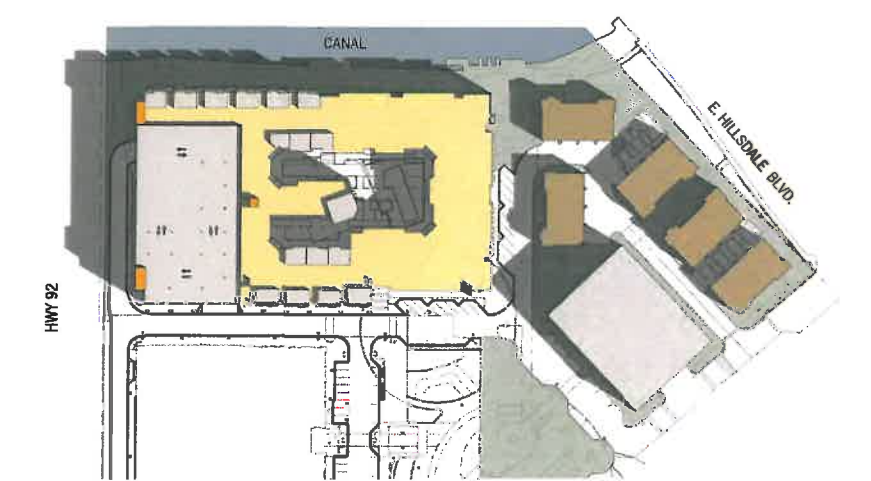
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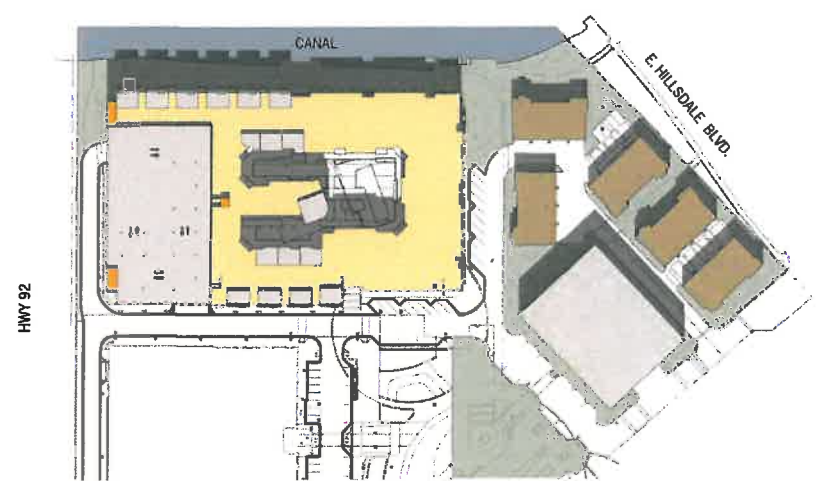
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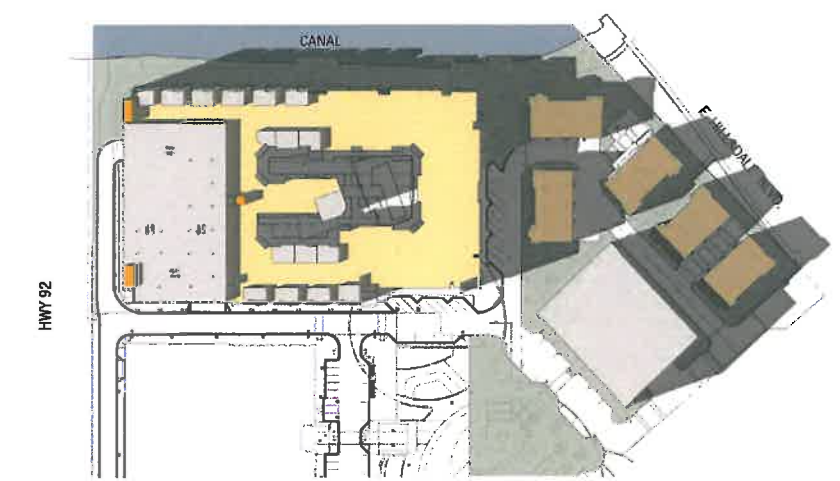
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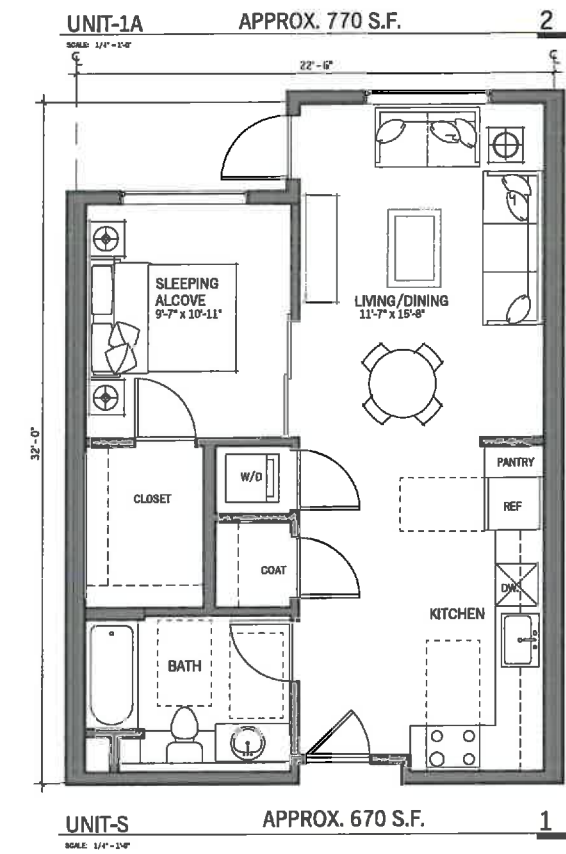
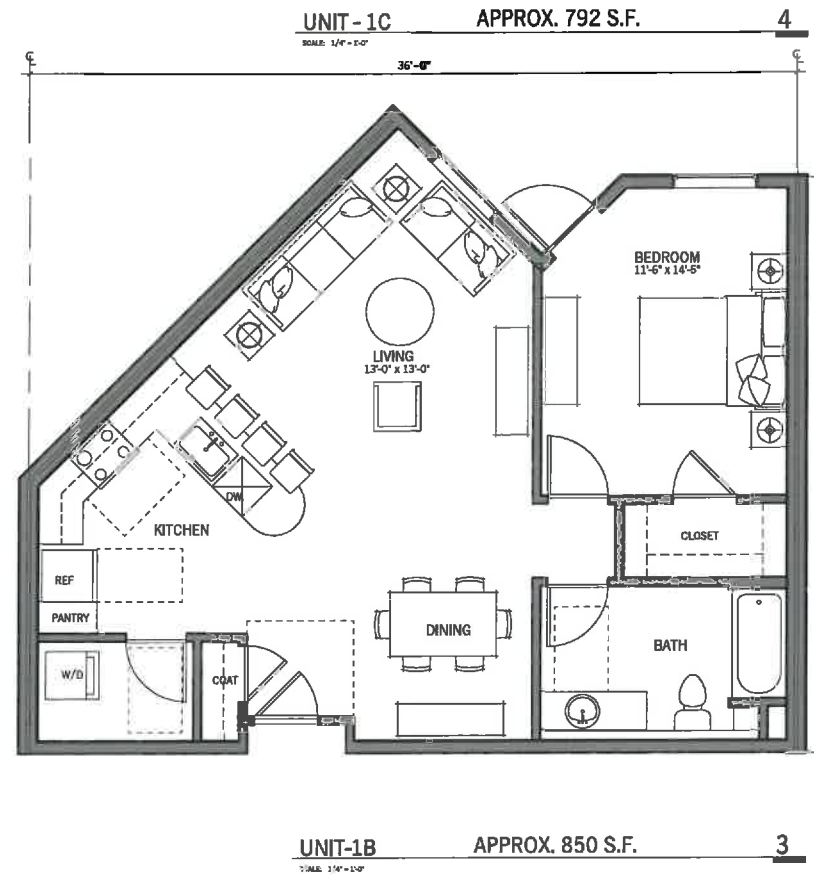
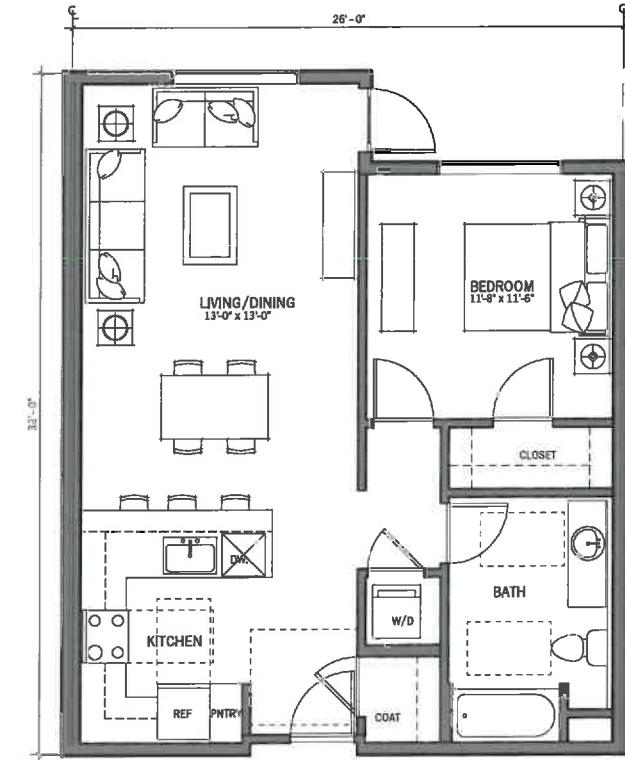
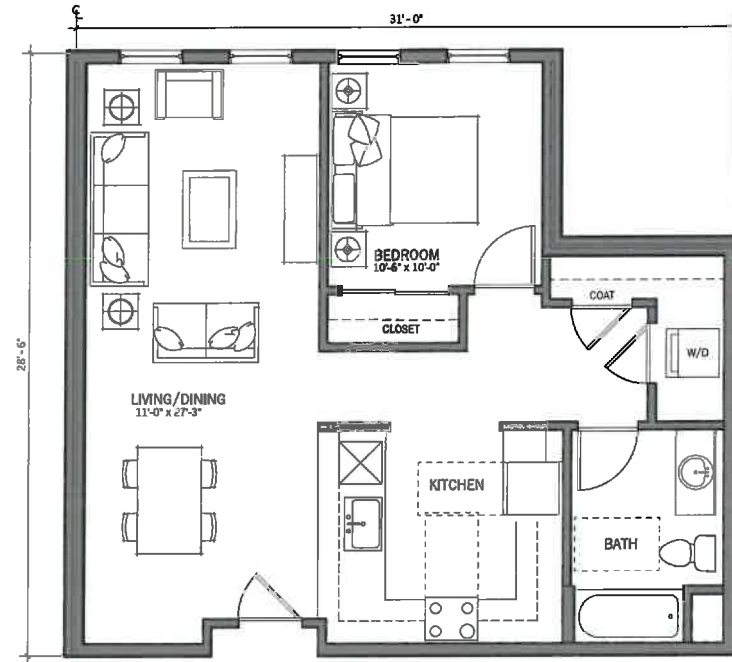
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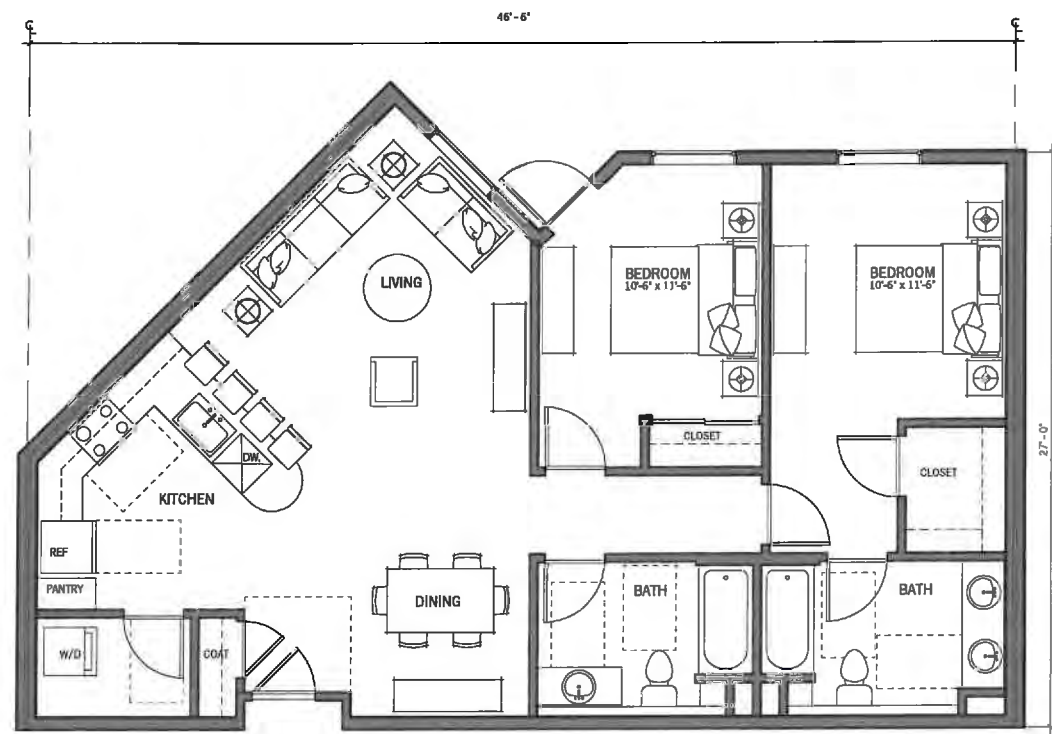


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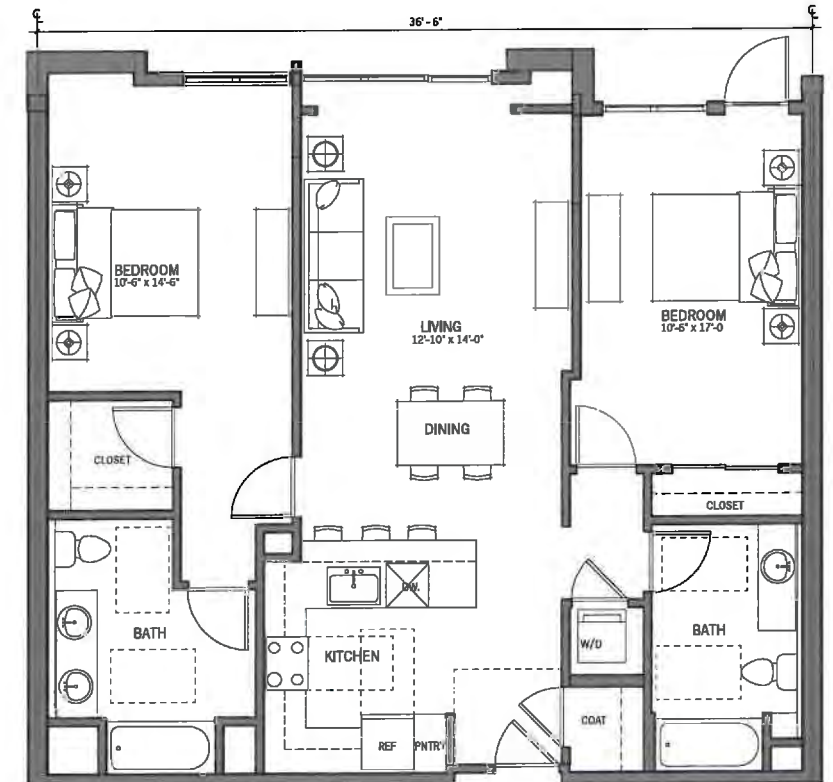
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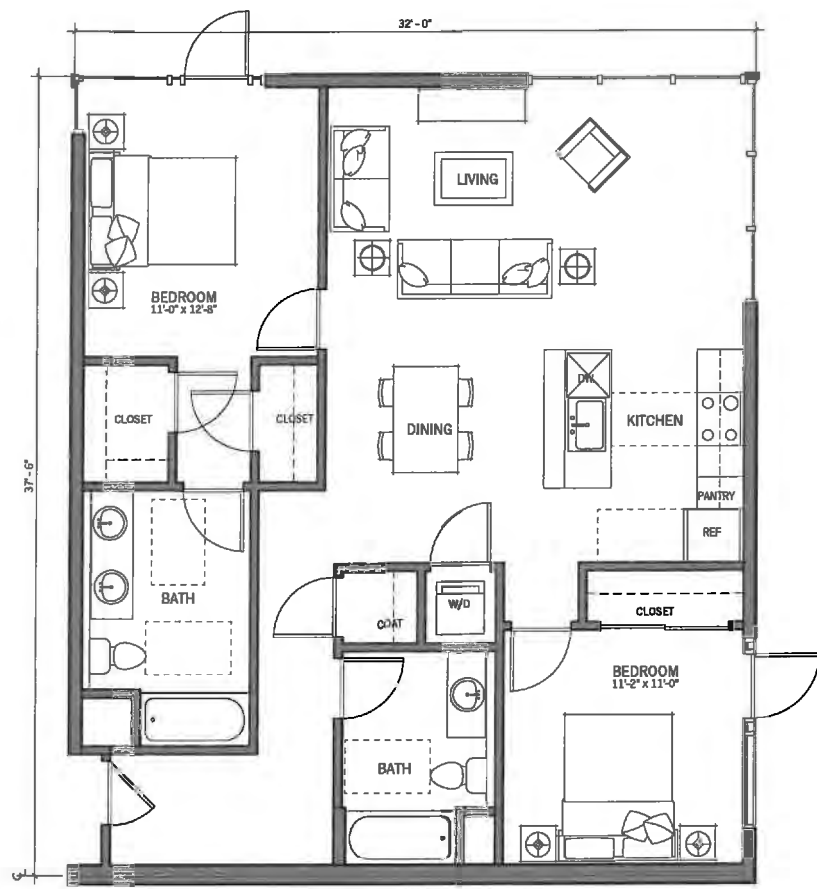
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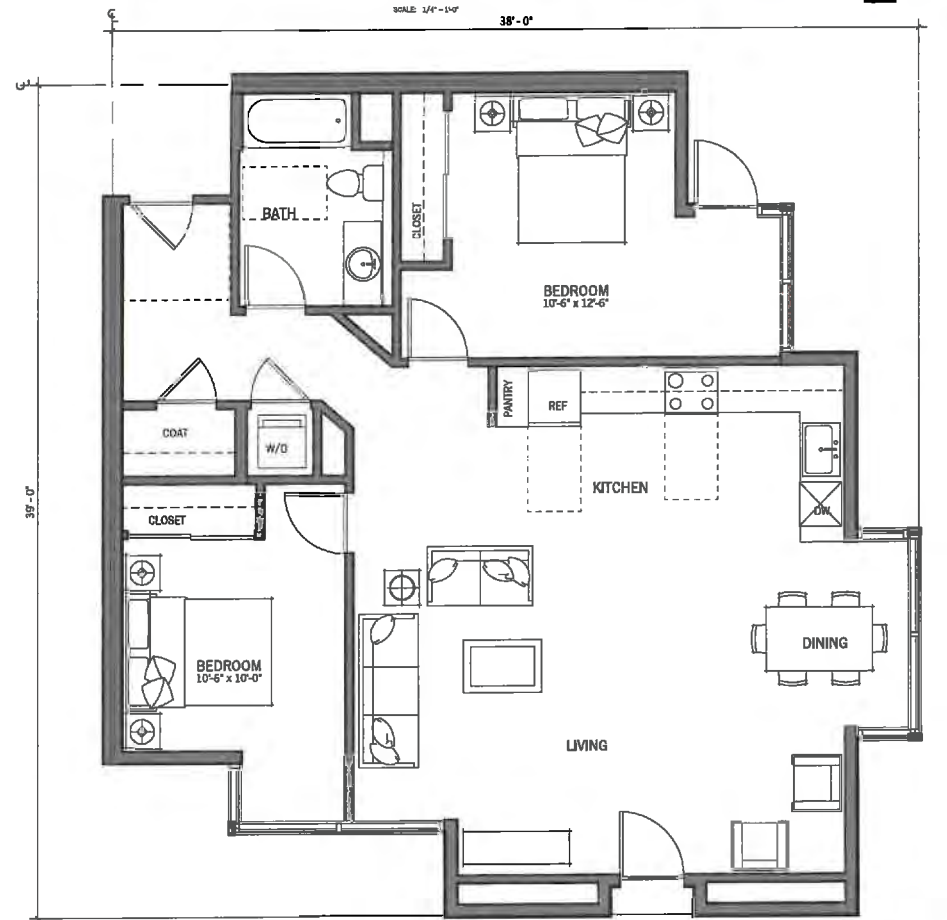
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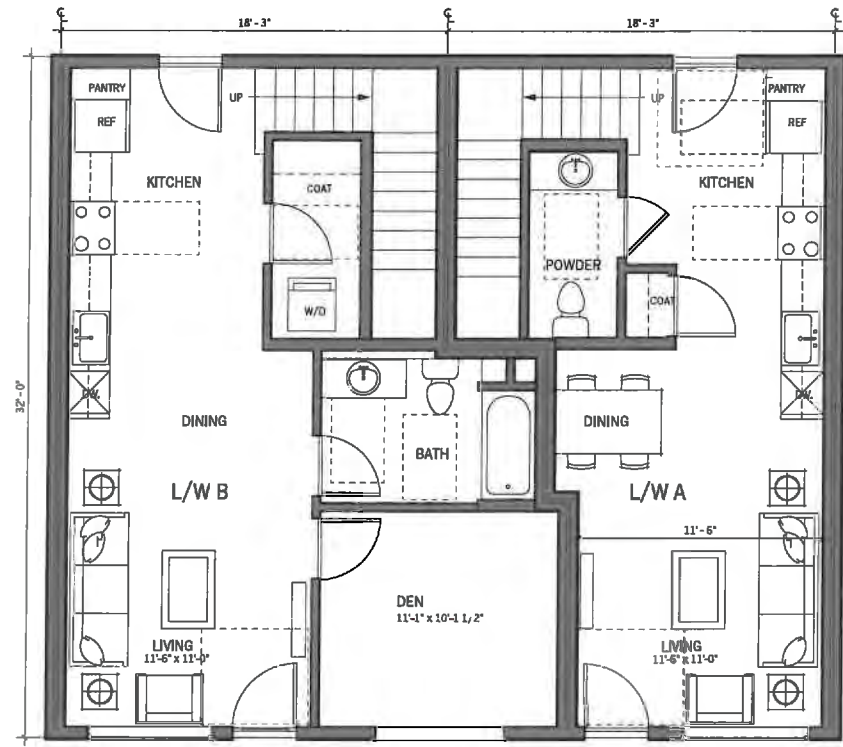
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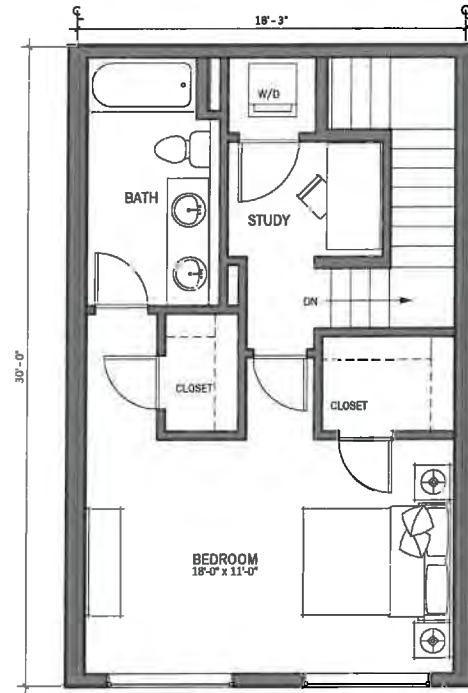


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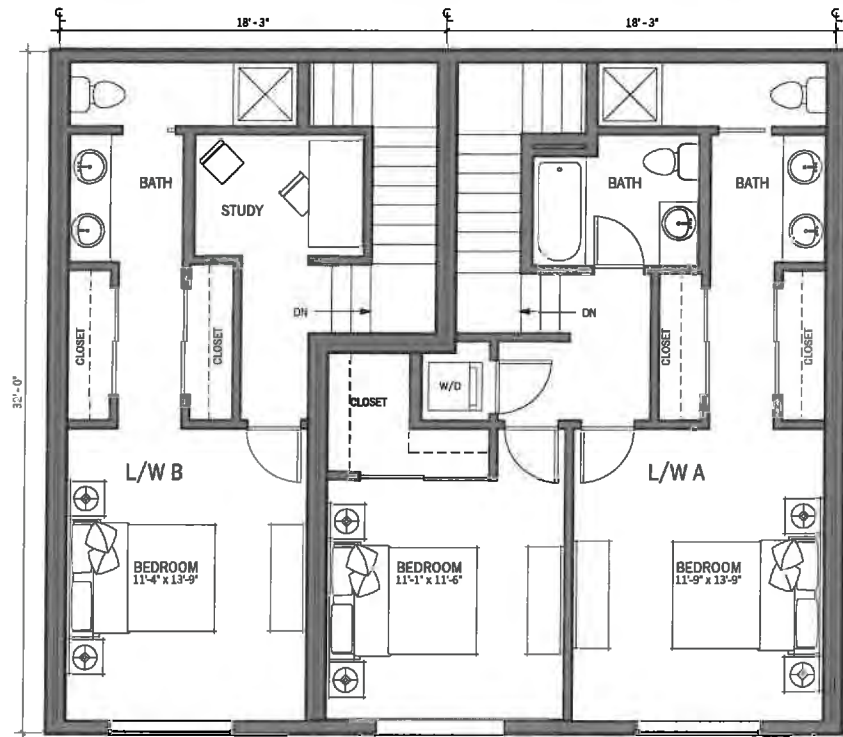
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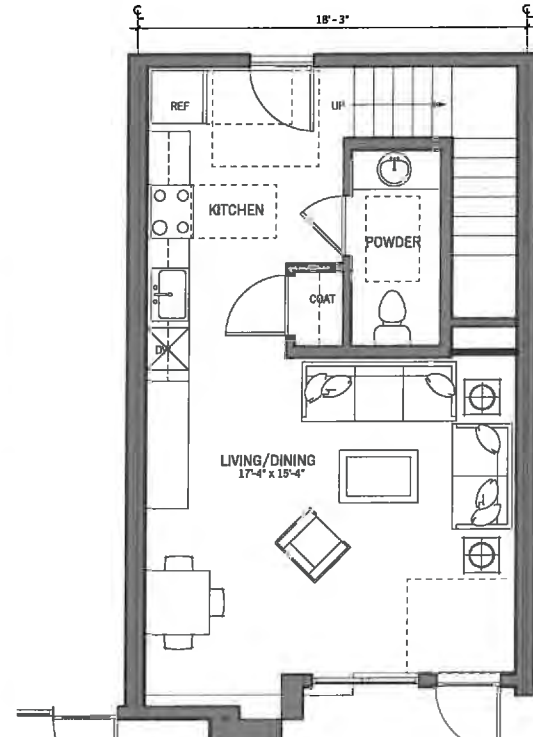
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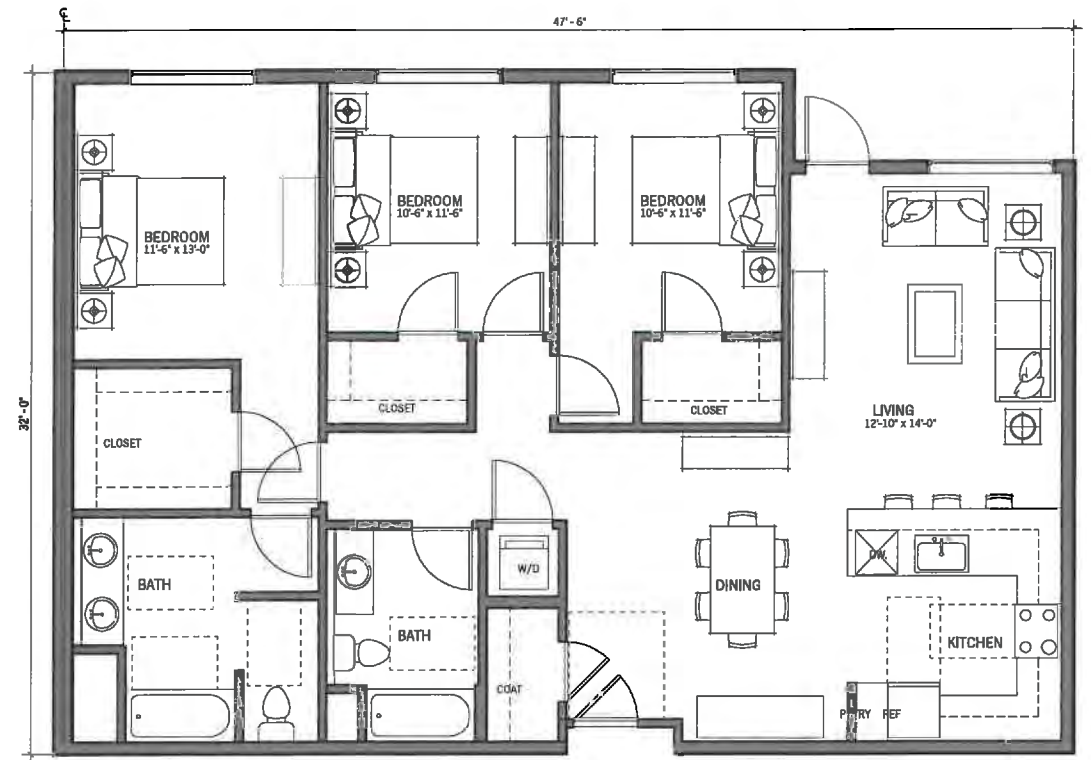
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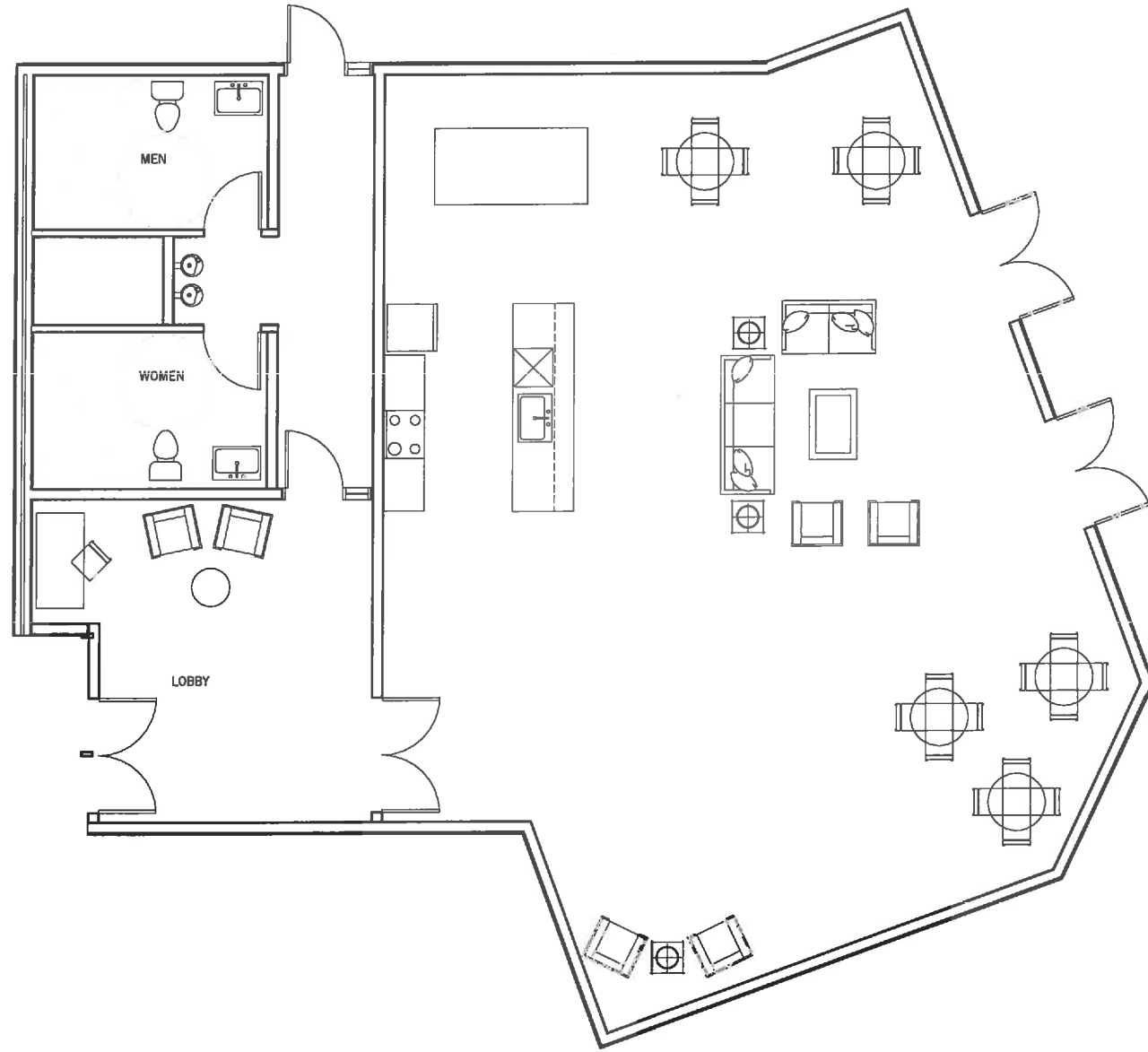
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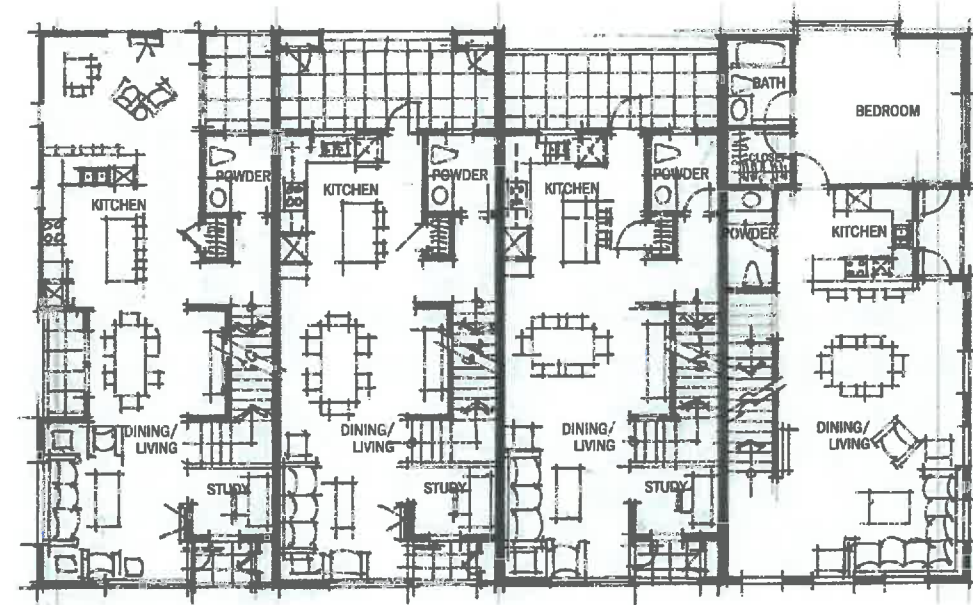
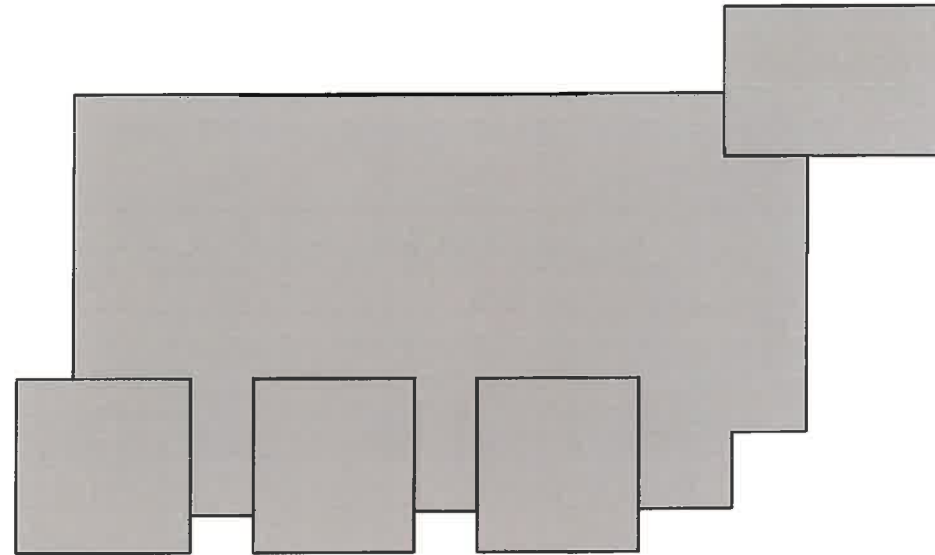
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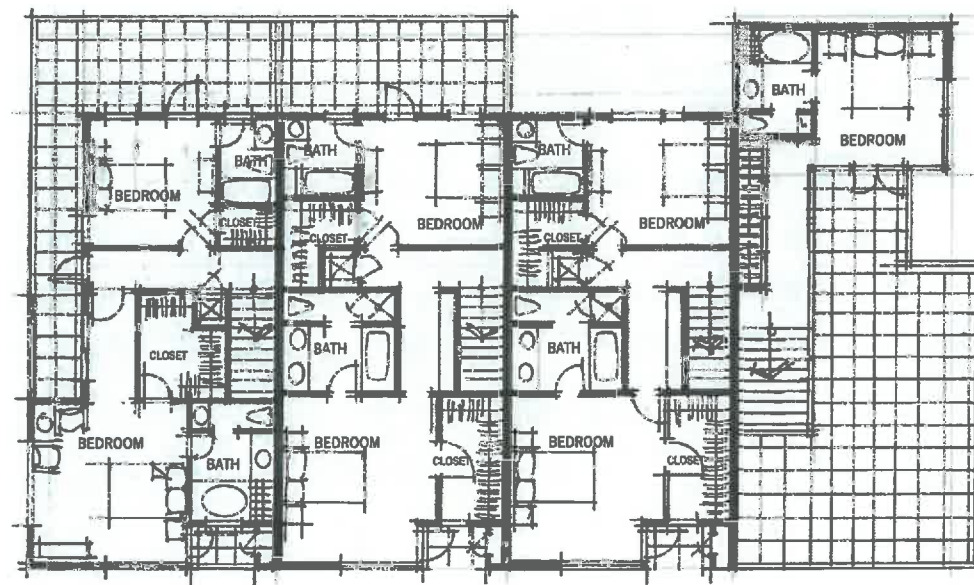
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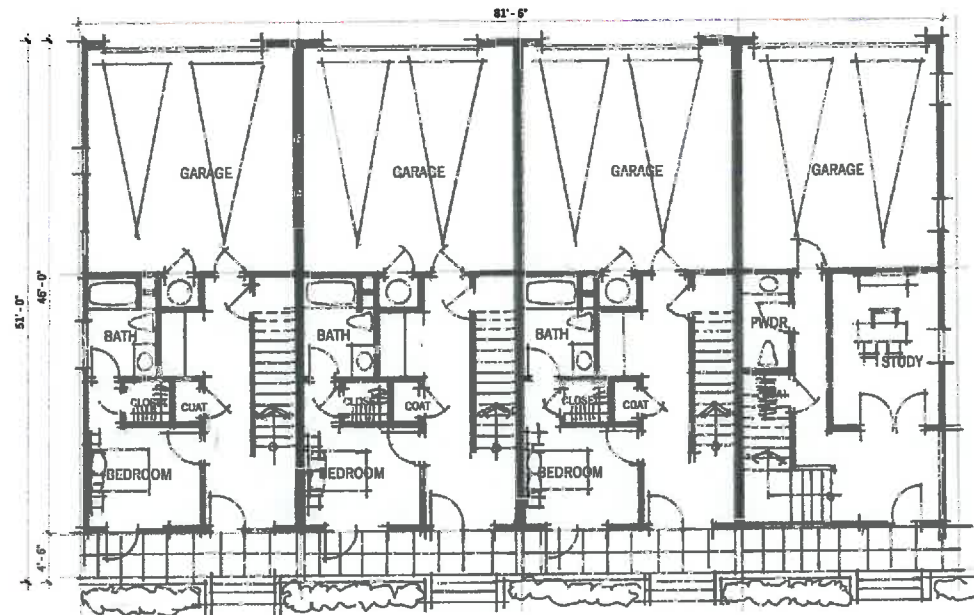
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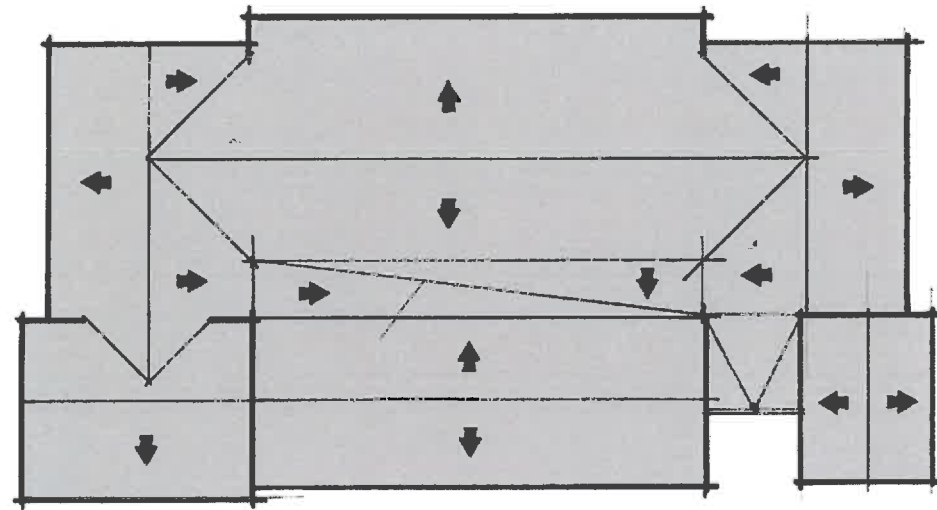
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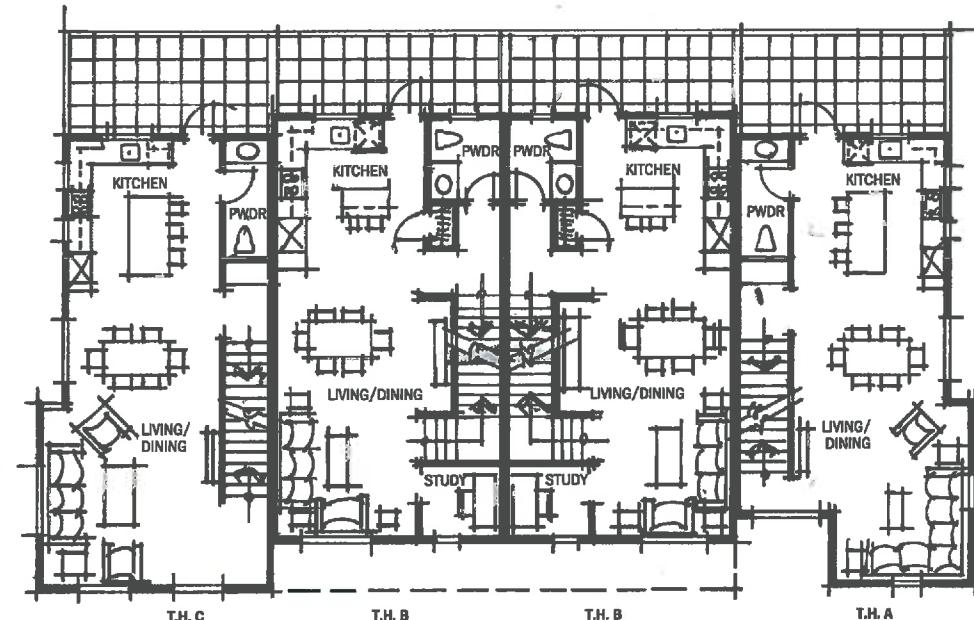
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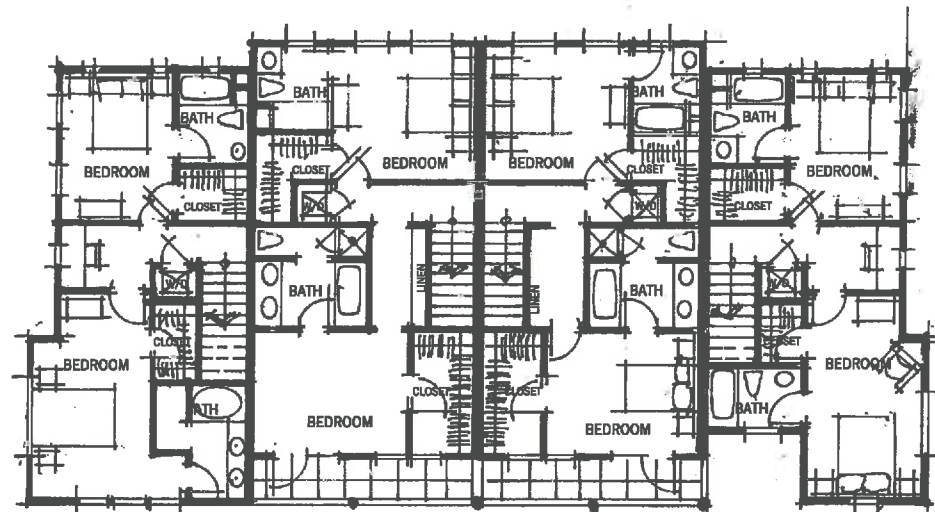
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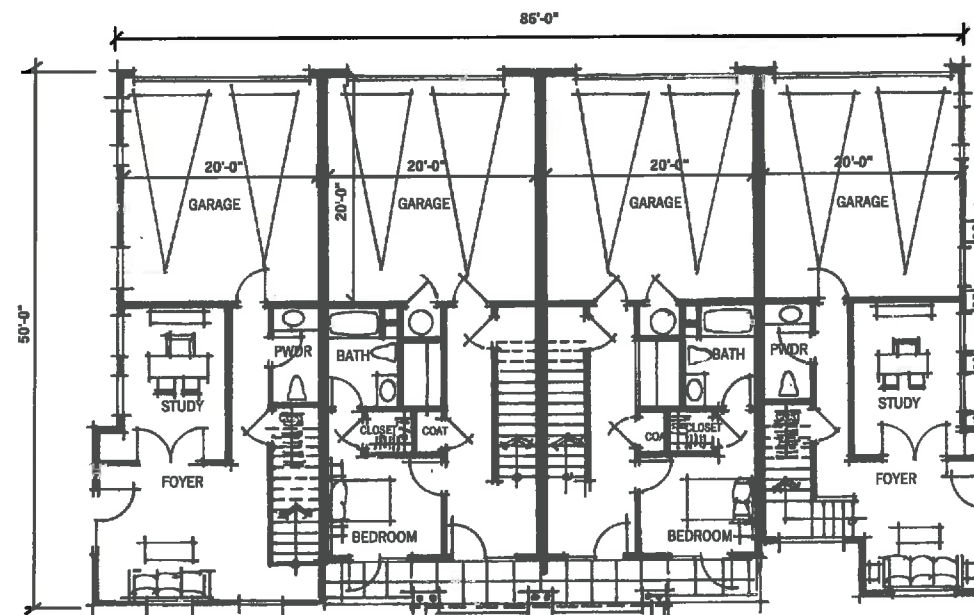
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LEVEL 2



LEVEL 3



LEVEL 1

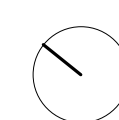


CORNER TOWER AT TRITON PARK LANE AND TRITON DRIVE



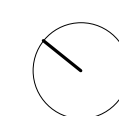


PARK FRONTAGE ALONG TRITON PARK LANE



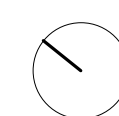


ENTRY FROM TRITON PARK LANE



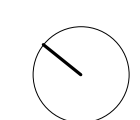


TRITON DRIVE AND CANAL CORNER



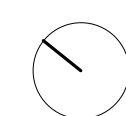


TRITON PARK LANE AND PARKING GARAGE



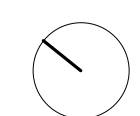


TOWNHOME AT ENTRY FROM E. HILLSDALE BLVD.





TOWNHOME AT ENTRY FROM E. HILLSDALE BLVD.

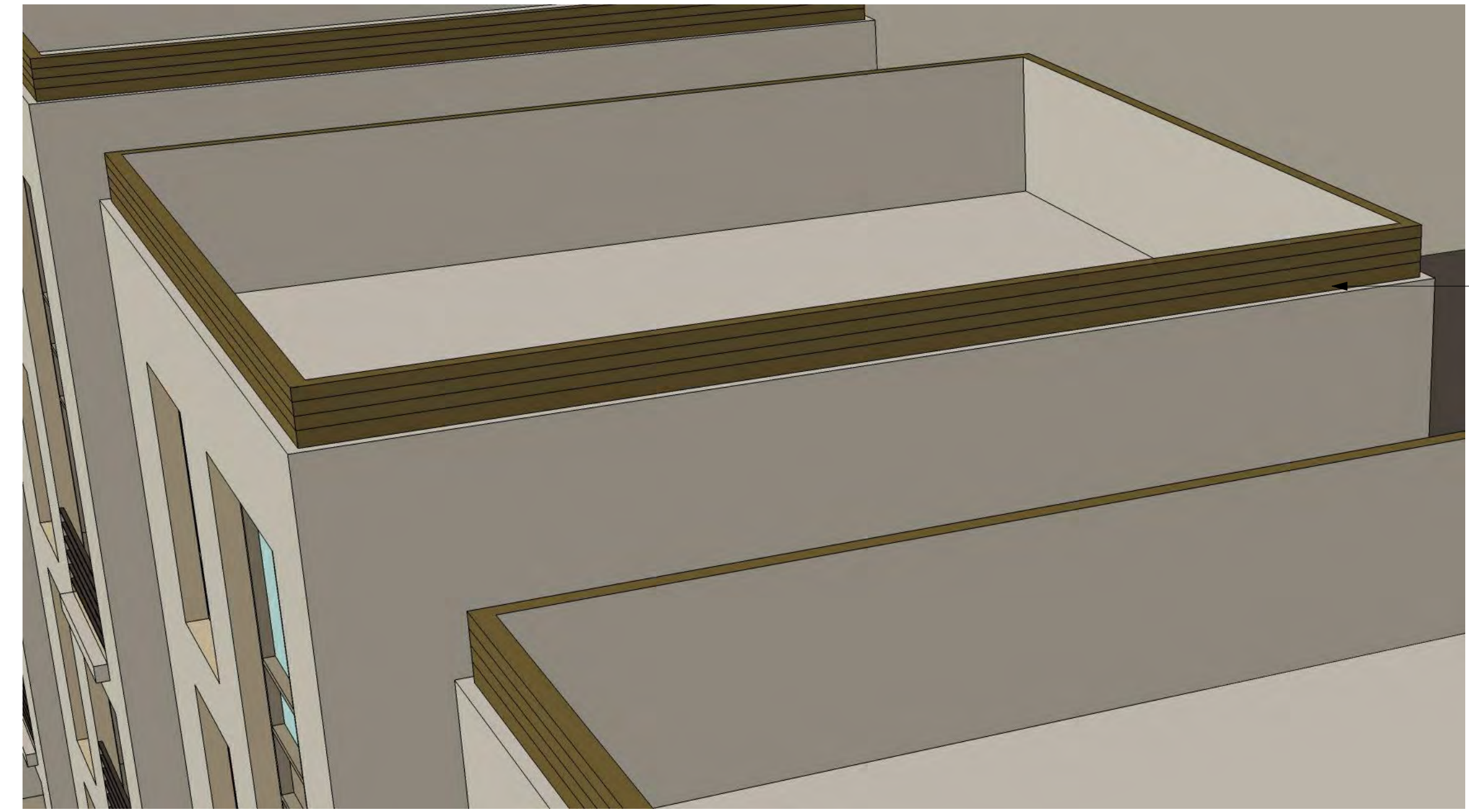




METAL C-CHANNEL

FAUX WOOD T&G MATERIAL

TOWER CROWN DETAIL



FAUX WOOD T&G MATERIAL

PARAPET DETAIL



RETAIL SIGNAGE

METAL C-CHANNEL

TAPERED METAL RIB

PERFORATED METAL PANEL

RETAIL CANOPY DETAIL

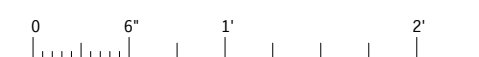
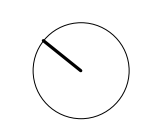


METAL C-CHANNEL

METAL SUPPORT BRACKET

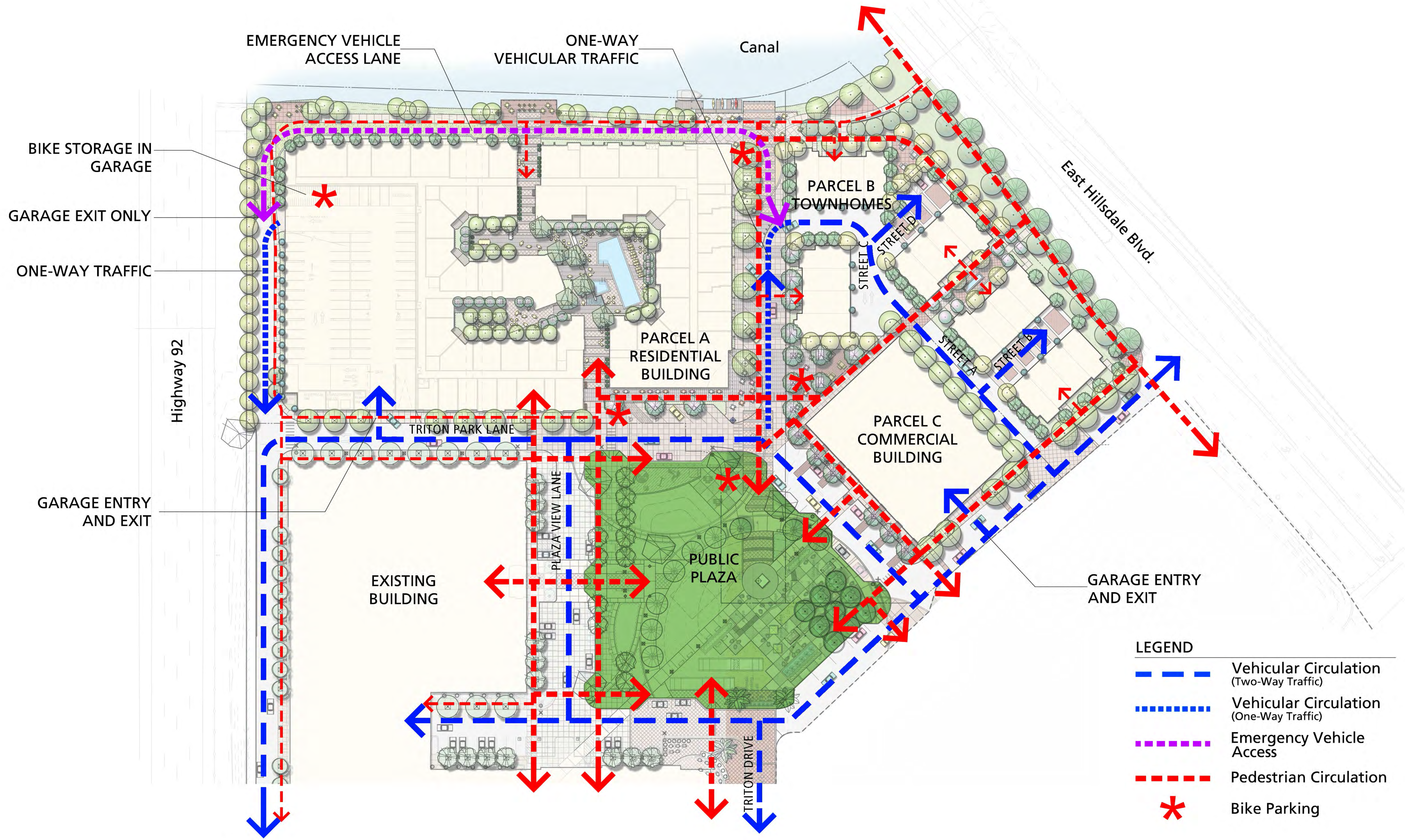
FAUX WOOD T&G MATERIAL

CORNICE DETAIL

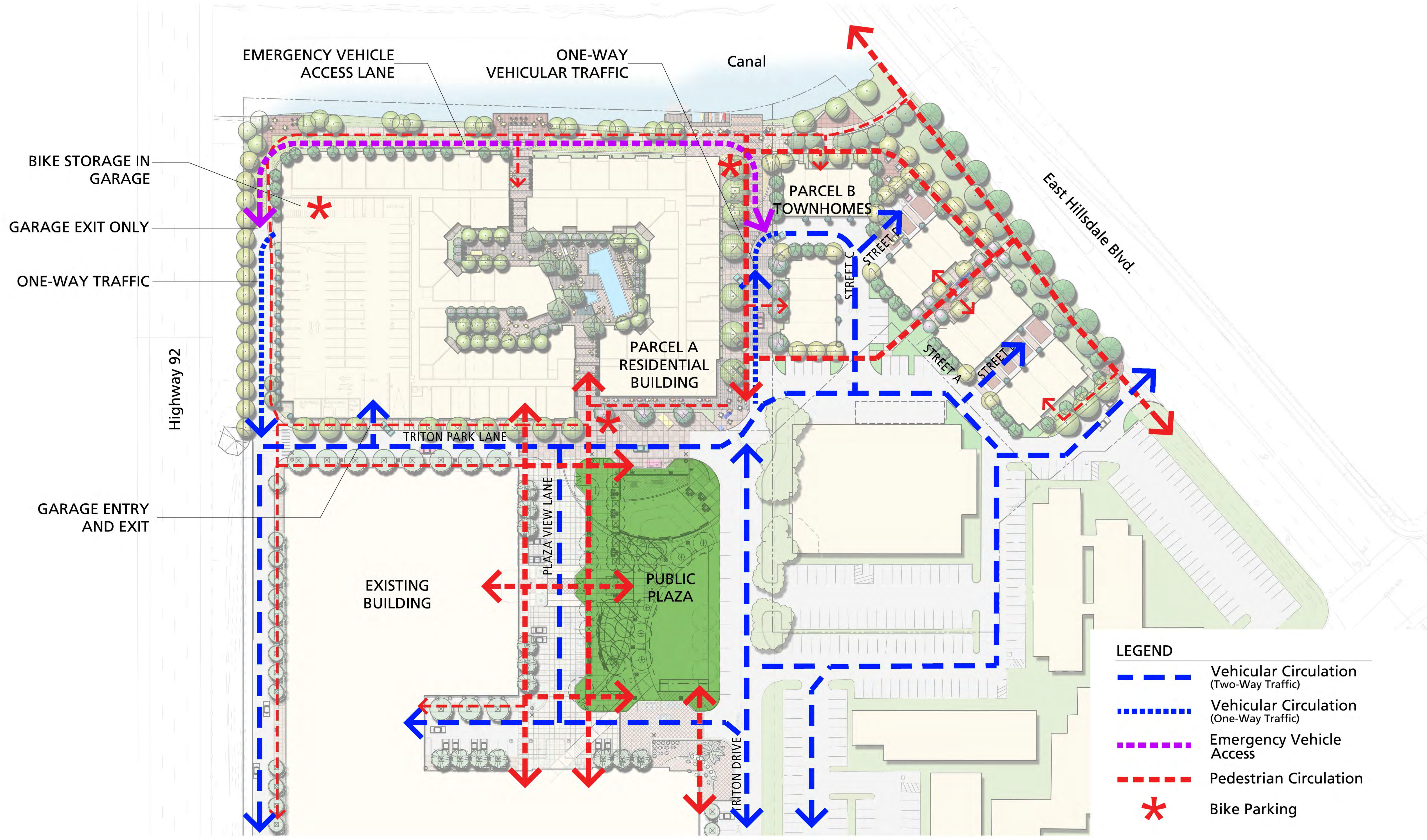








- LEGEND**
- — — — Vehicular Circulation (Two-Way Traffic)
 - ⋯⋯⋯ Vehicular Circulation (One-Way Traffic)
 - ⋯⋯⋯ Emergency Vehicle Access
 - - - - Pedestrian Circulation
 - * Bike Parking



LEGEND

	Vehicular Circulation (Two-Way Traffic)
	Vehicular Circulation (One-Way Traffic)
	Emergency Vehicle Access
	Pedestrian Circulation
	Bike Parking



Agave attenuata Phormium t. 'Guardsman' Phormium t. 'Wings of Gold' Hemerocallis hybrids Dietes bicolor



Imperata cylindrica 'Rubra' Rosemary 'Tuscan Blue' Lagerstroemia i. 'Watermelon' Prunus laurocerasus Bambusa oldhamii



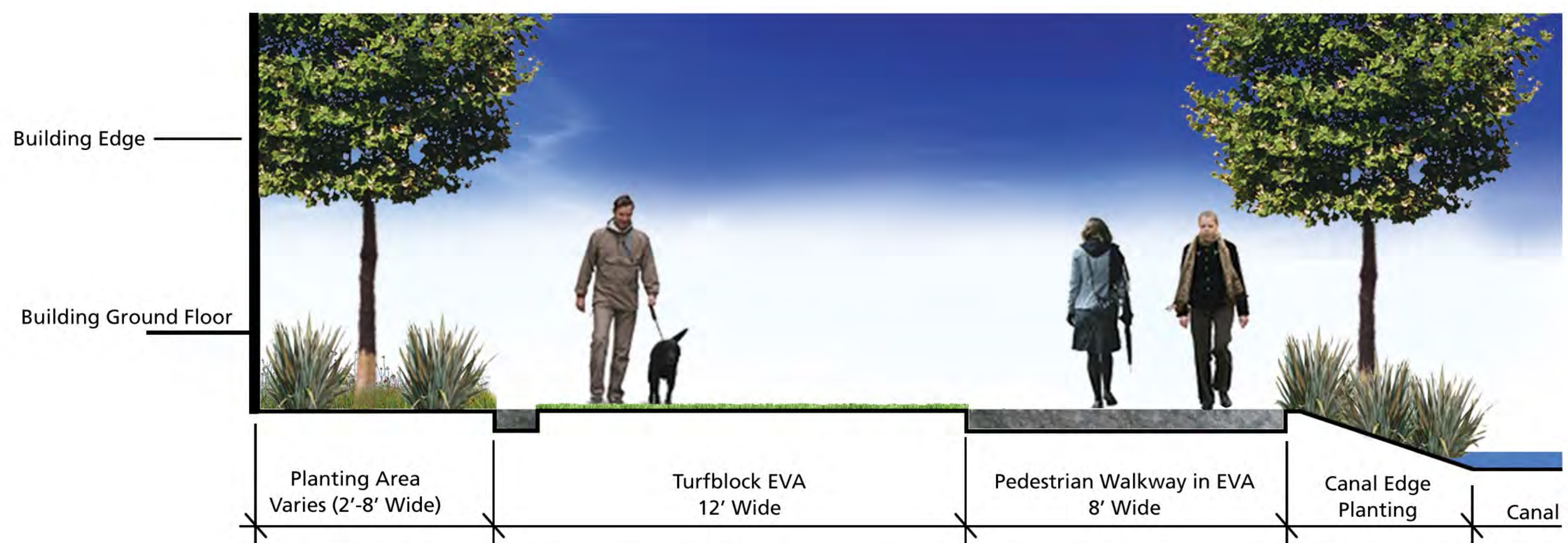
Lagerstroemia 'Tuscarora' Arbutus x. 'Marina' Miscanthus transmorrisonensis Hakonechloa macra 'Aureola' Zelkova serrata 'Green Vase'



Lagerstroemia 'Tuscarora' Arbutus x. 'Marina' Mulenbergia 'Regal Mist' Rhamphiolepis 'Springtime' Zelkova serrata 'Green Vase'



Lagerstroemia 'Tuscarora' Arbutus x. 'Marina' Mulenbergia 'Regal Mist' Rhamphiolepis 'Springtime' Zelkova serrata 'Green Vase'



SECTION THROUGH EVA AT CANAL EDGE
Scale: 3/8" = 1'-0"

PLANT PALETTE Note: All on-grade plant materials outside the podium courtyard and Street Trees will be per the Master Site and Landscape Design Guidelines.

TREES					
KEY	SIZE*	BOTANICAL NAME	COMMON NAME	SPACING/ COMMENTS	WUCOLS***
ARB MAR		Arbutus x 'Marina'	Strawberry Tree 'Marina'		
BAM OLD		Bambusa oldhamii	Giant Timber Bamboo		
CEL SIN		Celtis sinensis	Hackberry		
CER CAN		Cercia canadensis	Redbud		
LAG TUS		Lagerstroemia x 'Tuscarora'	Crepe Myrtle 'Tuscarora'	Standard	
LAG PAT		Lagunaria patersonii	Primrose Tree	Standard	
MAG RUS		Magnolia grandiflora 'Russet'	Russet Southern Magnolia		
MEL QUI		Melaleuca quinquenervia	Paperbark Tree	Standard	
MET EXC		Metrosideros excelsus	New Zealand Christmas Tree		
POD GRA		Podocarpus gracillior	Fern Pine	Standard	
POD MAK		Podocarpus m. maki	Yew Pine	Standard	
QUY LE		Quercus ilex	Holly Oak		
STY JAP		Styrox japonicus	Japanese Snowbell Tree		
TRA FOR	8' BTH	Trachycarpus fortunei	Windmill Palm	Standard	
ZEL SER		Zelkova serrata 'Green Vase'	Zelkova 'Green Vase'		
*15 gal unless noted otherwise					
SHRUBS					
KEY	SIZE**	BOTANICAL NAME	COMMON NAME	SPACING/ COMMENTS	WUCOLS***
Abe gra		Abelia grandiflora 'Edward Goucher'	Glossy Abelia	48" O.C.	Medium
Aga ori		Agapanthus orientalis 'Storm Cloud'	Lily-of-the-Nile 'Storm Cloud'	12" O.C.	Medium
Ally hue		Alyogyne huegelii 'Santa Cruz'	Blue Hibiscus	60" O.C.	
Ani cvs		Anigozanthus hybrids	Kangaroo Paws	36" O.C.	
Arb uns		Arbutus undea 'Compacta'	Dwarf Strawberry Bush	48" O.C.	
Bam fer	15 gal	Bambusa multiplex 'Fernleaf'	Fernleaf Hedge Bamboo	72" O.C.	
Ber ken		Berberis 'Ken Hartman'	Ken Hartman Holly Grape	42" O.C.	
Bux jap		Buxus m. japonica 'Green Beauty'	Boxwood 'Green Beauty'	36" O.C.	Medium
Cam bob		Camelia japonica 'Bob Hope'	Camelia 'Bob Hope'	48" O.C.	Medium
Cam app		Camelia sasanqua 'Apple Blossom'	Camelia 'Apple Blossom'	48" O.C.	Medium
Cha hum	15 gal	Chamaerops humilis v. cerifera	Blue Mediterranean Fan Palm	60" O.C.	
Cii min		Civiva minata	Civiva	30" O.C.	Medium
Cor aus		Cordylina australis	Cordylina	42" O.C.	
Die bic		Dietes bicolor 'Lemon Drops'	Lemon Drops Fortnight Lily	30" O.C.	
Die veg		Dietes vegeta	Fortnight Lily	42" O.C.	
Hak sua	15 gal	Hakea suaveolens	Sweet Hakea		
Ile cre		Ilex crenata 'Bennett's Compacta'	Bennett's Compact Holly	42" O.C.	Medium
Lav thu		Lavatera thuringiaca 'Barnsley'	Tree Malow 'Barnsley'	60" O.C.	
Lir mus	1 gal	Liriope muscari 'Big Blue'	Lily Turf 'Monroe's White'	18" O.C.	Medium
Lon nit		Lonicera nitida	Boxwood Honeysuckle	48" O.C.	
Myr cal		Myrica californica	Pacific Wax Myrtle	60" O.C.	
Myr afr		Myrsine africana	African Boxwood	48" O.C.	
Nep cor		Nephrolepis cordifolia	Southern Sword Fern	30" O.C.	Medium
Pit var		Pittosporum tobira 'Variegata'	Variegated Pittosporum		
Pit tab		Pittosporum tobira 'Wheeler's Dwarf'	Wheeler's Dwarf Mock Orange	42" O.C.	Medium
Phi sel		Philodendron selloum	Philodendron		Medium
Pho cvs		Phormium cvs	New Zealand Flax cvs		
Rap min		Rhamphiolepis u. 'Minor'	Dwarf Yedda Hawthorn	42" O.C.	
Rib vib		Ribes viburnifolium	Catalina Perfume	42" O.C.	
Ros cvs		Rosa cvs	Rose cultivars		Medium
Sar rus		Sarcococca ruscifolia	Sweet Box	24" O.C.	
Tib urv		Tibouchina urvilleana	Princess Flower	42" O.C.	Medium
Wes fru		Westringia fruticosa	Coast Rosemary	48" O.C.	
**5 gallon unless noted otherwise					
PERENNIALS					
KEY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING/ COMMENTS	WUCOLS***
Can Pfi	1 gal	Canna x 'Pfitzer's Dwarf' cvs	Canna 'Pfitzer's Dwarf' cvs		Medium
Ger Psi	1 gal	Geranium psilostemon	Geranium	36" O.C.	Medium
Nep Fas	1 gal	Nepeta x faassenii	Catmint 'Select Blue'	24" O.C.	
Sal Leu	1 gal	Salvia leucantha	Mexican Sage	36" O.C.	
Str reg	1 gal	Streitizia reginae	Bird of Paradise		Medium
Zan aet	1 gal	Zantedeschia aethiopica	Common Calla	18" O.C.	Medium
GRASSES, SUCCULENTS					
KEY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING/ COMMENTS	WUCOLS***
Cal acu	1 gal	Calamagrostis x acutifolia 'Karl Foerster'	Feather Reed Grass	36" O.C.	
Cal spe	1 gal	Calandria spectabilis	Rock Purslane	30" O.C.	
Car div	1 gal	Carex divisa	Berkeley Sedge	18" O.C.	
Car ela	1 gal	Carex elata 'Bowles Golden'	Bowles Golden Carex	24" O.C.	Medium
Fes ovi	1 gal	Festuca ovina 'Glaucia'	Blue Sheep Fescue	10" O.C.	
VINES					
KEY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING/ COMMENTS	WUCOLS***
Cly sto	15 gal	Clytostoma callistegioides	Lavender Trumpet Vine		Medium
Fic pum	15 gal	Ficus pumila	Climbing Fig		
GROUNDCOVERS					
KEY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING/ COMMENTS	WUCOLS***
Ber rep	1 gal	Berberis repens (Mahonia repens)	Creeping Barberry	30" o.c.	
Ber cor	1 gal	Bergenia cordifolia	Heart-leaf Bergenia	18" o.c.	Medium
Ger inc	1 gal	Geranium incanum	NCN	36" o.c.	
Hem cvs	1 gal	Hemerocallis cvs	Daylily Evergreen cvs	18" o.c.	Medium
Lit dif	1 gal	Lithodora diffusa	Lithodora	12" o.c.	Medium
Myo par	1 gal	Myoporum parvifolium 'Putah Creek'	NCN	36"	
Pho jac	1 gal	Phormium 'Jack Spratt'	New Zealand Flax	18" o.c.	
Sar hum	1 gal	Sarcococca hookerana var. humilis	Humilis Sweet Box	24" o.c.	
Vin min	1 gal	Vinca minor	Dwarf Periwinkle	12" o.c.	
***WUCOLS Low Water Use rating unless otherwise noted					



Magnolia grandiflora 'Russet'



Ulmus parvifolia 'Allee'



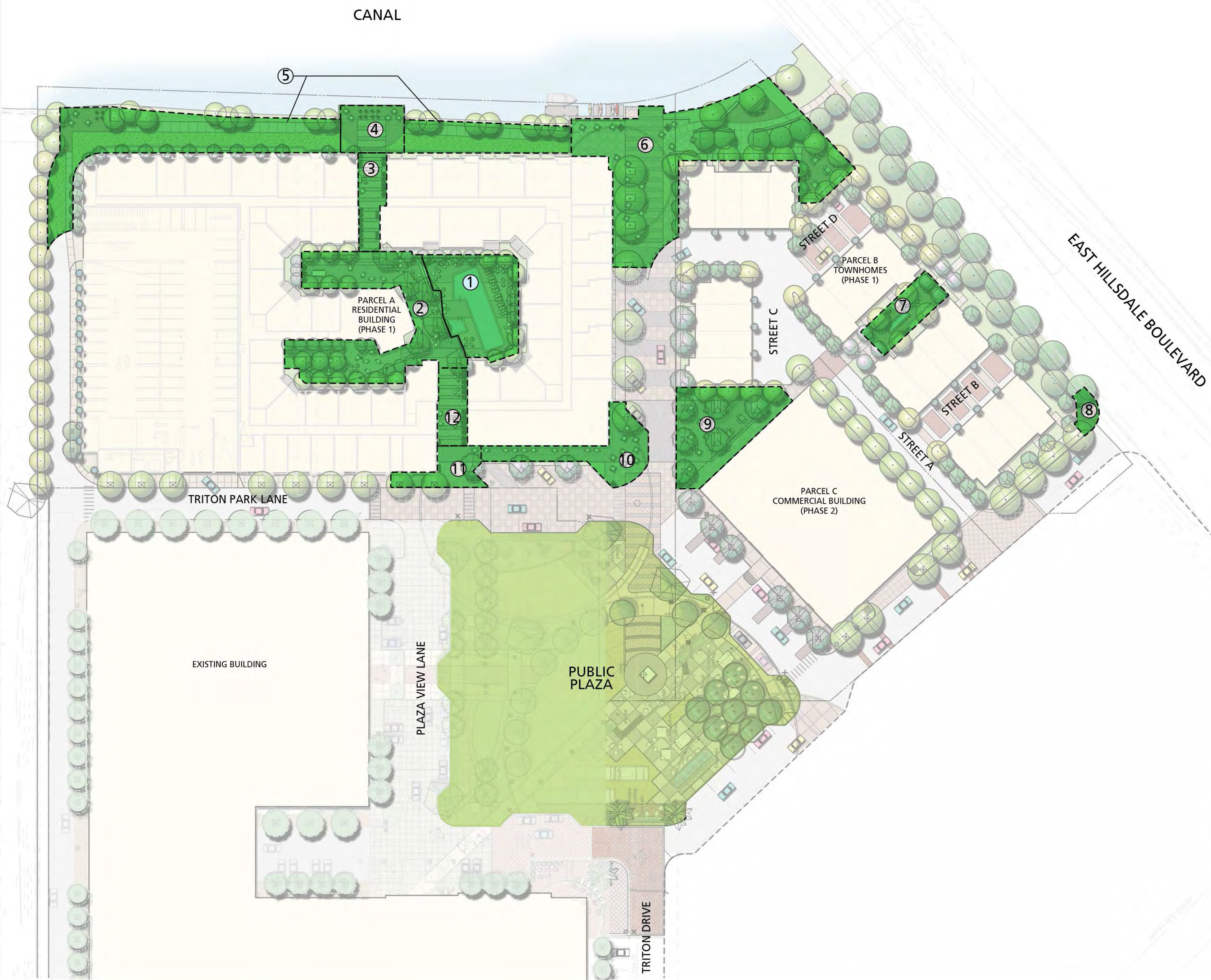
Carex divisa



Chondropetalum tecorum



Berberis j. 'Atropurpurea'

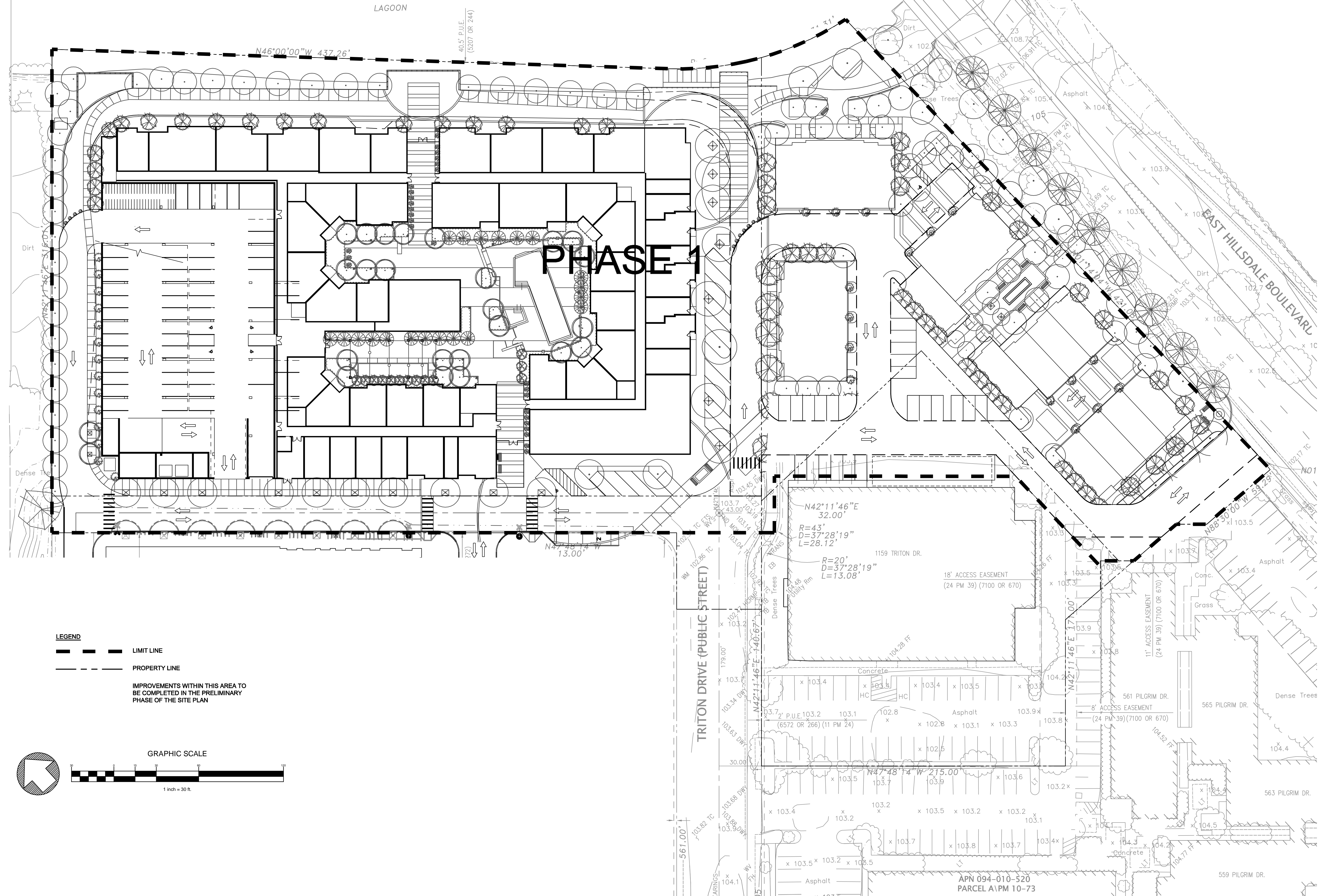


Open Space Amenities

Landscape Open Space

1 - Courtyard Pool Deck	4,875 SF
2 - Courtyard Gathering Area, Outdoor Kitchen and Recreation Space	7,783 SF
3 - Canal Entry Seating Court	1,537 SF
4 - Canal Overlook Deck	1,860 SF
5 - Canal-Side Promenade	11,270 SF
6 - Waterfront Plaza	13,608 SF
7 - Townhouse Courtyard	1,855 SF
8 - Hillsdale Corner	520 SF
9 - Retail Plaza	4,743 SF
10 - Retail Plaza	3,030 SF
11 - Entry Court	1,584 SF
12 - Park Entry Seating Court	1,428 SF
OUTDOOR OPEN SPACE AREAS	54,039 SF

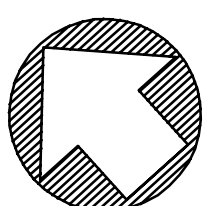
*See Building Plan For Interior Amenity Areas



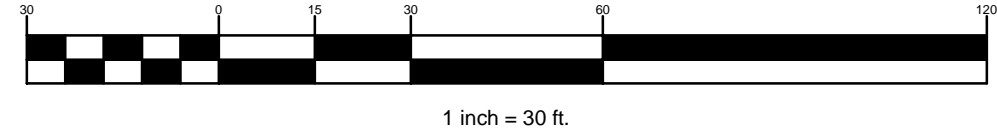
LEGEND

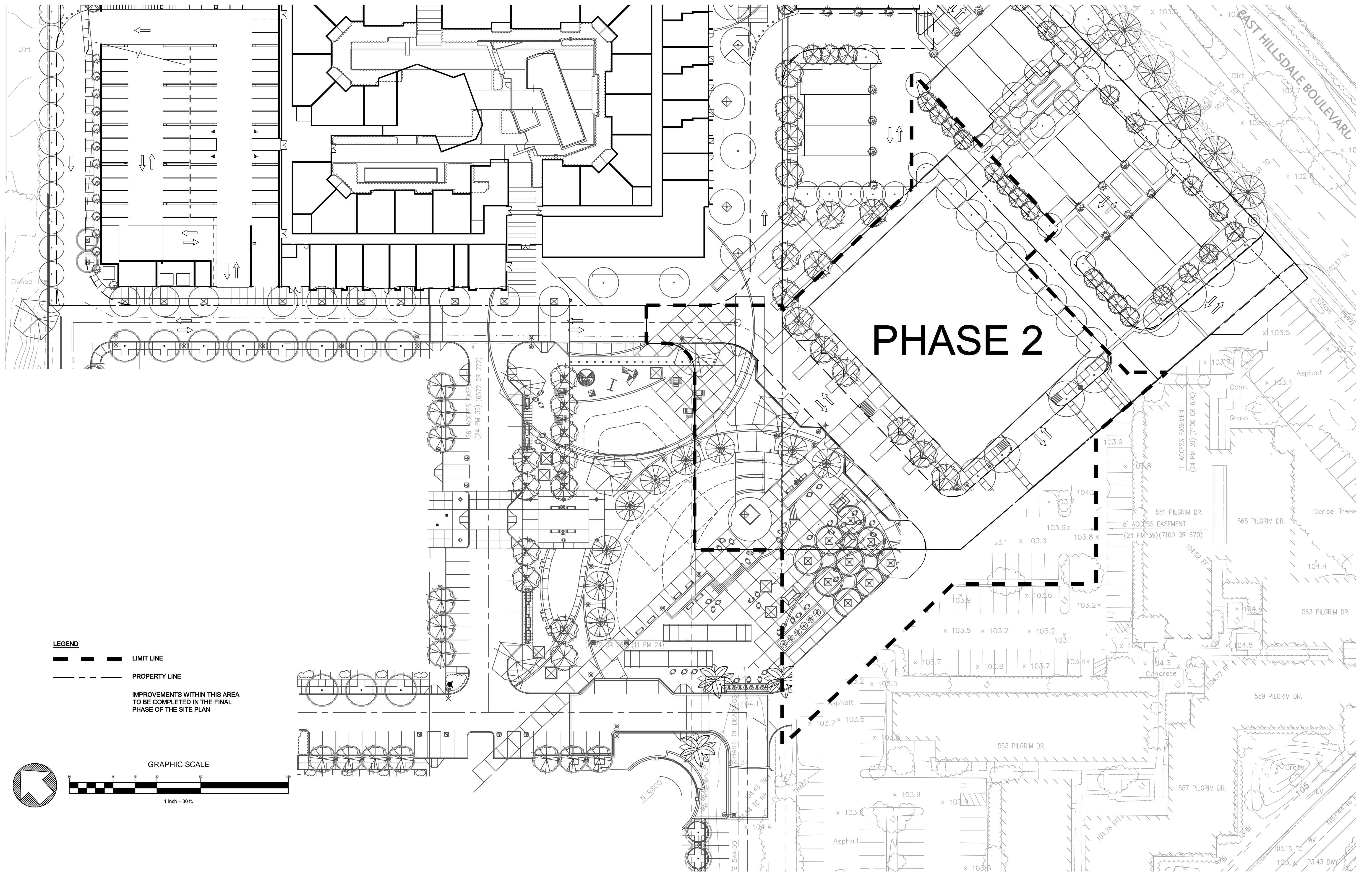
- LIMIT LINE
- PROPERTY LINE

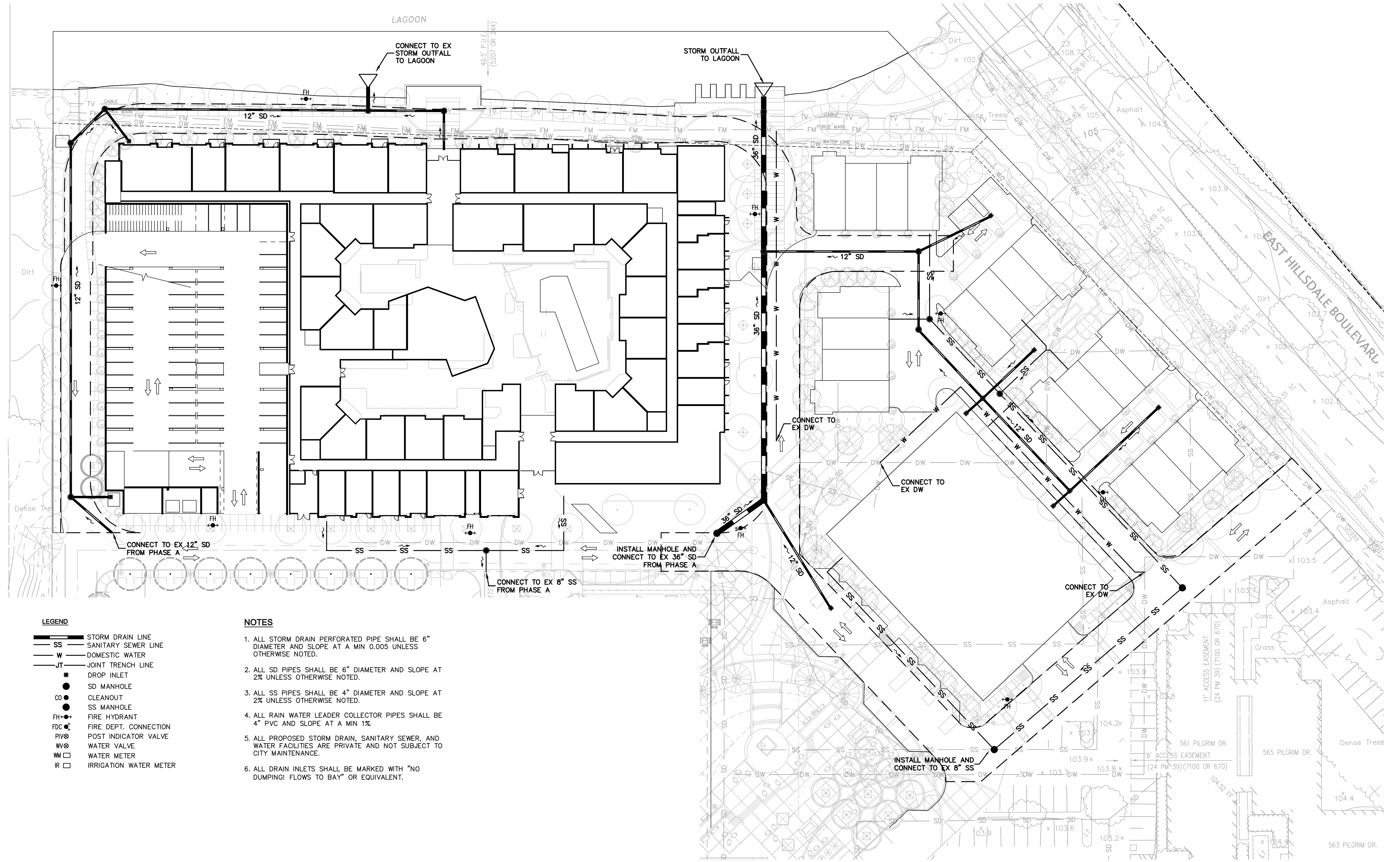
IMPROVEMENTS WITHIN THIS AREA TO BE COMPLETED IN THE PRELIMINARY PHASE OF THE SITE PLAN



GRAPHIC SCALE







LEGEND

	STORM DRAIN LINE
	SANITARY SEWER LINE
	DOMESTIC WATER
	JOINT TRENCH LINE
	DROP INLET
	SD MANHOLE
	CLEANOUT
	SS MANHOLE
	FIRE HYDRANT
	FIRE DEPT. CONNECTION
	POST INDICATOR VALVE
	WATER VALVE
	WATER METER
	IRRIGATION WATER METER

- NOTES**
1. ALL STORM DRAIN PERFORATED PIPE SHALL BE 6" DIAMETER AND SLOPE AT A MIN 0.005 UNLESS OTHERWISE NOTED.
 2. ALL SD PIPES SHALL BE 6" DIAMETER AND SLOPE AT 2% UNLESS OTHERWISE NOTED.
 3. ALL SS PIPES SHALL BE 4" DIAMETER AND SLOPE AT 2% UNLESS OTHERWISE NOTED.
 4. ALL RAIN WATER LEADER COLLECTOR PIPES SHALL BE 4" PVC AND SLOPE AT A MIN 1%.
 5. ALL PROPOSED STORM DRAIN, SANITARY SEWER, AND WATER FACILITIES ARE PRIVATE AND NOT SUBJECT TO CITY MAINTENANCE.
 6. ALL DRAIN INLETS SHALL BE MARKED WITH "NO DUMPING! FLOWS TO BAY" OR EQUIVALENT.

