

LOCATION PLAN



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MVSA | SITE STATISTICS

SITE AREA:
GROSS AREA: 375,810 SF - 8.63 ACRES
EASEMENT DEDICATED AREA: 7,820 SF
OPEN SPACE EASEMENT: 32,835 SF
NET AREA: 335,155 SF

SAN ANTONIO PRECISE PLAN:
MIXED-USE CORRIDOR MASTER PLAN AREA
TIER 1: 1.85 FAR - 695,248 SF ALLOWED
0.5 FAR COMMEEIAL MAX - 187,905 SF

OPT I - RESIDENTIAL PROJECT:
BUILDING AREA:
695,200 SF - 1.85 FAR

644 UNITS (10% STUDIOS, 50% 1BR, 40% 2BR)
19,500 SF COMMERCIAL

OPT 2 - RES + OFFICE PROJECT:
480 UNITS (10% STUDIOS, 50% 1BR, 40% 2BR)
179,500 SF COMMERCIAL

PRIVATELY HELD, PUBLICLY ACCESSIBLE OPEN SPACE:
OPEN SPACE - 32,835 SF (0.75 ACRES)
PLAZA - 12,000 SF (0.27 ACRES)

MVSA | PROJECT DESCRIPTION

Greystar Development has assembled 8.63-acres of land that makes up the “North of California Street Master Plan Area” within the San Antonio Precise Plan (“SAPP”) area, and is hereby submitting a master plan proposal consistent with the SAPP. The master plan area includes three parcels bounded by San Antonio Road, California Street and the Plan Area boundary. Located adjacent to the San Antonio Caltrain Station, the master plan proposal includes mixed-use residential, mixed-use office, publicly accessible open space area, publicly accessible roadways and connections that provide access through the site, and ground floor retail on California Street and the future A Street.

The existing uses on the site are made up of a 70,000 square foot office building (APN 148-18-015) and a 40,000 square foot former Safeway Grocery store (APN 148-17-003) and a 13,000 square foot retail center (APN 148-17-02) and related parking for each use. The existing uses will be demolished to make way for the proposed master plan development.

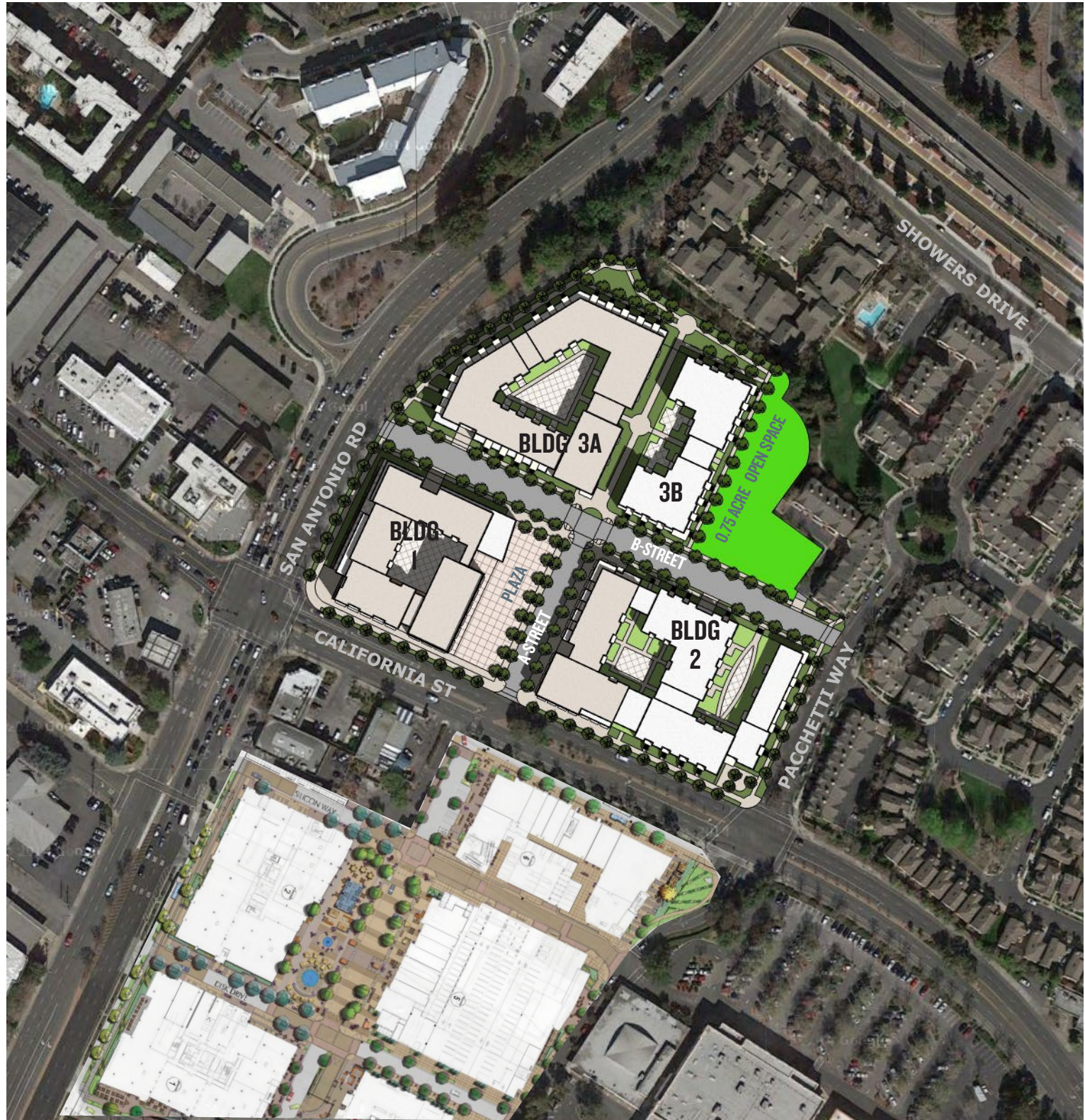
The goal of the development team is to design a vibrant mixed-use community adhering to the SAPP policies for land use, circulation, open space, urban form and character, parking and transportation and other plan principals, and achieve a Tier I, 1.85 FAR intensity on the overall site. A public benefit proposal to achieve the Tier I intensity will be developed and provided in a future application submittal. The current phasing plan is to develop the entire master plan area concurrently, with the goal to achieve an overall infrastructure phase, followed by each master plan block/building.

MVSA | APPLICANT

Greystar GP II, LLC
450 Sansome Street, Ste 500
San Francisco, CA 94111
650-486-1907
Contact: Dan Deibel (ddeibel@greystar.com)

APN: 148-08-015
Owner: 201 San Antonio Circle, LLC / ECE Investment Company, LP
201 San Antonio Circle, Ste 130
Mountain View, CA 94040
Contact: Mitch Kalcic

APNs: 148-17-002, 148-17-003
Owner: Marazzo Realty Holdings, LLC
14435 Big Basin Way, #204
Saratoga, CA 95070
Contact: Ron Marazzo



PLAN DIAGRAM

MVSA | OPT I - RESIDENTIAL PROJECT

GROSS SITE AREA:
375,810 SF - 8.63 ACRES

GROSS BUILDING AREA:
695,200 SF - 1.85 FAR
675,700 SF (RESIDENTIAL)
19,500 SF - 0.05 FAR (COMMERCIAL)

PUBLICLY ACCESSIBLE OPEN SPACES:
OPEN SPACE - 32,835 SF (0.75 ACRES)
PLAZA - 12,000 SF (0.27 ACRES)

PROGRAM:	BUILDING 1	RESIDENTIAL	160,000 SF
		164 UNITS	10,500 SF
		RETAIL	
BUILDING 2	RESIDENTIAL	195,500 SF	
	183 UNITS	9,000 SF	
		RETAIL	
BUILDING 3	RESIDENTIAL	320,200 SF	
	297 UNITS		

644 UNITS (10% S, 50% IBR, 40% 2BR)



LAND USE DIAGRAM



Architectural design is conceptual and will develop during Master Plan process



MVSA GREYSTAR | OPT I - RESIDENTIAL SITE PLAN

MOUNTAIN VIEW, CA | OCTOBER 11, 2016 | GREYSTAR - SAN FRANCISCO, CA

GREYSTAR®



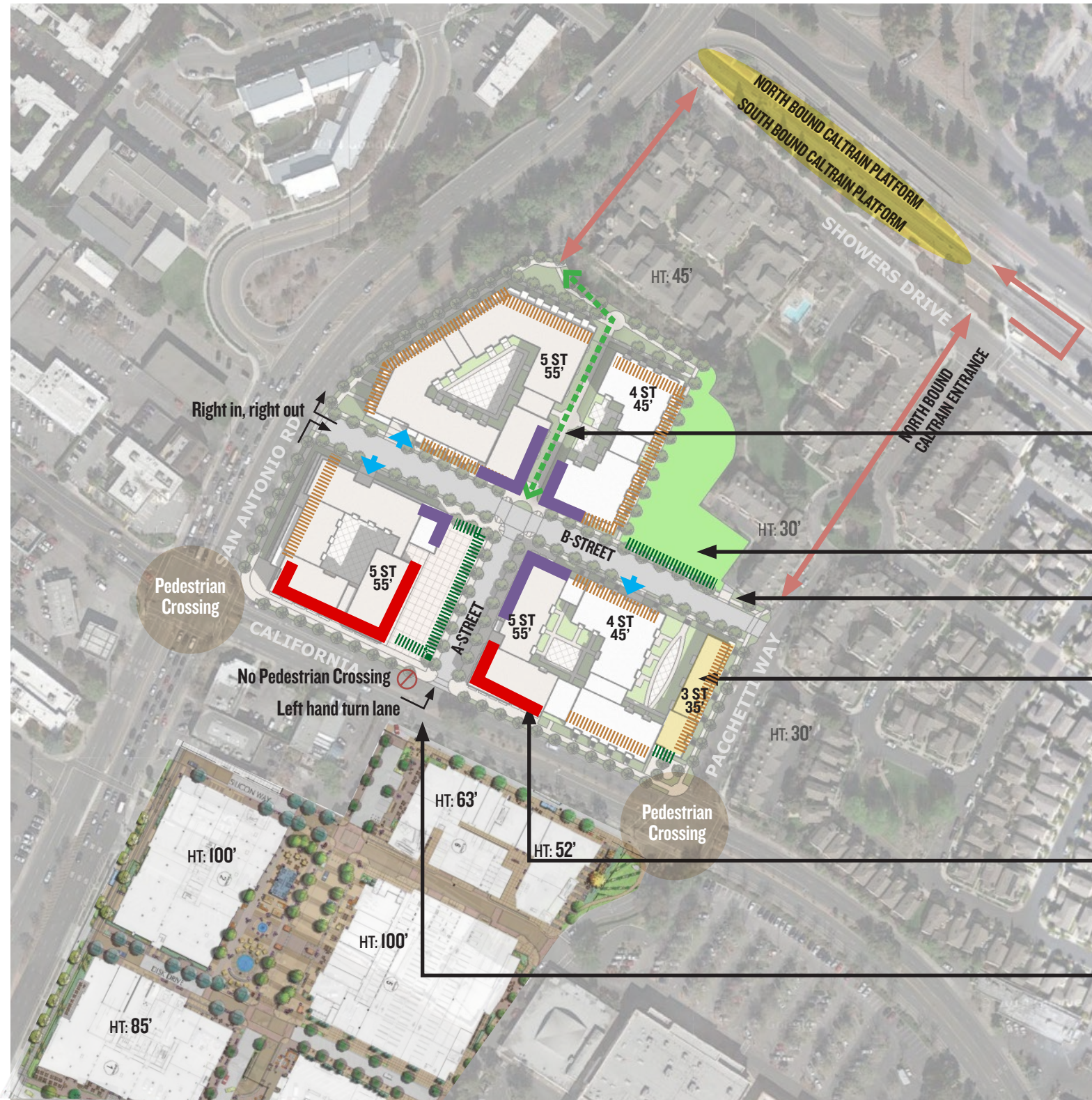
**VAN METER
WILLIAMS
POLLACK** LLP



- A** RETAIL PLAZA
- B** PLAZA
- C** 3/4 ACRE OPEN SPACE
- D** MINI PLAZA AND RESIDENTIAL LOBBY
- E** NEW BULBOUT ONTO PACHETTI WAY
- F** PROPOSED NEW PED CROSSING
- G** PUBLIC ACCESS MEWS THROUGH AND BEHIND BLDG 3

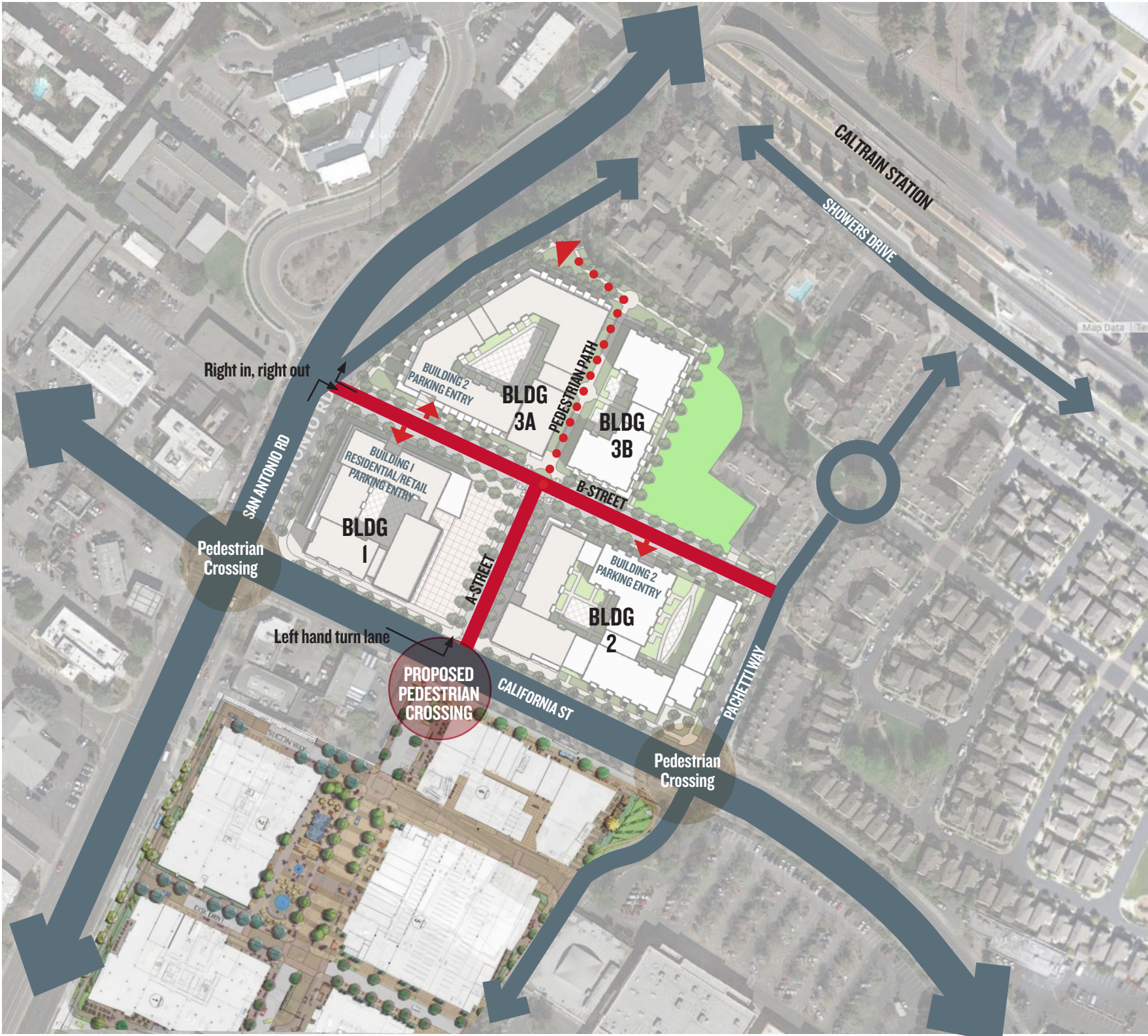
Architectural design is conceptual and will develop during Master Plan process

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- ACTIVE USE DIAGRAM**
- EXTERIOR SPACES**
- Public Open Spaces, Landscaping & Plazas
 - Stoops and Pedestrian Entries
- INTERIOR SPACES**
- Retail/Restaurants + Services/Cultural Spaces
 - Residential Amenity Areas - Leasing Office, Fitness Center, Lobbies, Etc
- FLEXIBLE CONNECTION**
- 3/4 ACRE OPEN SPACE TRANSITIONS TO TOWNHOUSES**
- RECONFIGURE EASEMENT**
Access and utility easement moved to entrance on new street.
- 3 STORY TRANSITION TO PACHETTI WAY**
- MAXIMUM BLOCK LENGTH, 350 FT (MAX ALLOWED, 400 FT)**
- ADD CROSSWALK TO LINK TO RETAIL CORE**
- GARAGE ENTRIES**





MVSA | PARKING SUMMARY

ALL RESIDENTIAL UNITS WILL BE PARKED PER THE REQUIREMENTS OF THE SAN ANTONIO PRECISE PLAN (P.34)

BUILDING 1	RESIDENTIAL RETAIL PARKING (2 LVLS)	164 UNITS 10,500 SF* 300 SP
BUILDING 2	RESIDENTIAL RETAIL PARKING (2 LVLS)	183 UNITS 9,000 SF* 256-304 SP
BUILDING 3	RESIDENTIAL PARKING (2 LVLS)	297 UNITS 416-432 SP

RETAIL PARKING (BLDG 1 + 2):
RETAIL (180SF/SP) 108 SPACES*

STRUCTURED
PRIVATE STREET 54 SP
TOTAL: 108 SP

* All retail parking will be provided in a combination of surface spaces located on private streets and structure parking in Building 1.

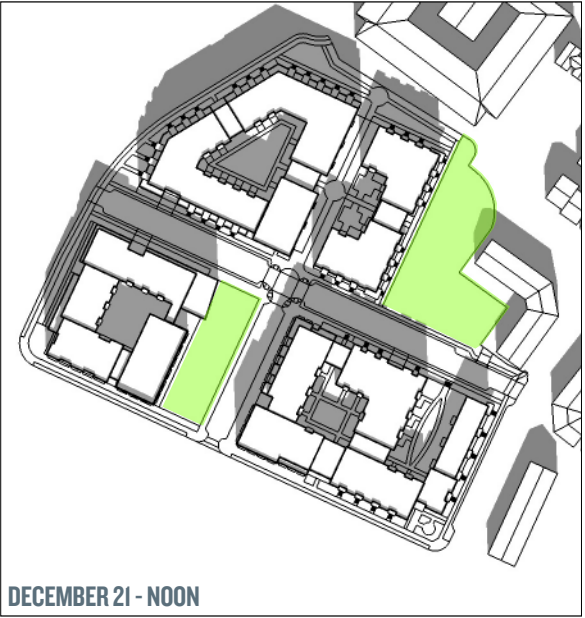




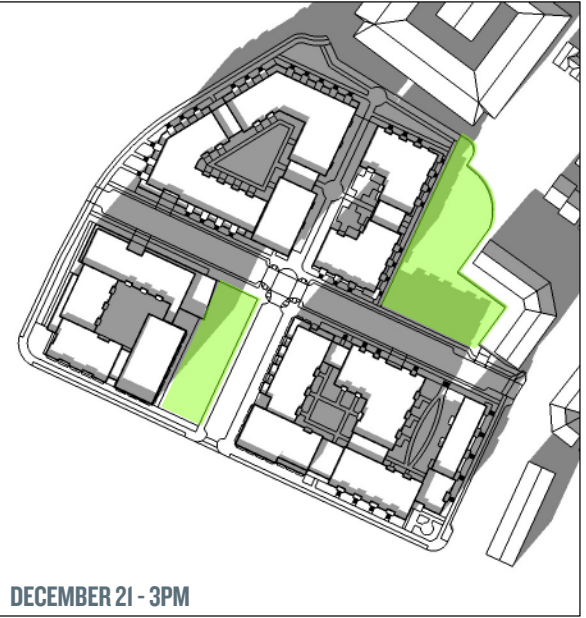
MVSA | PUBLICLY ACCESSIBLE OPEN SPACE DIAGRAM



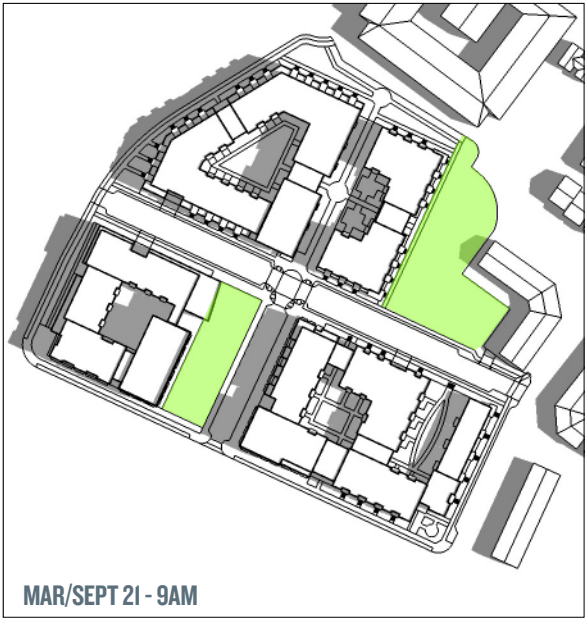
DECEMBER 21 - 9AM



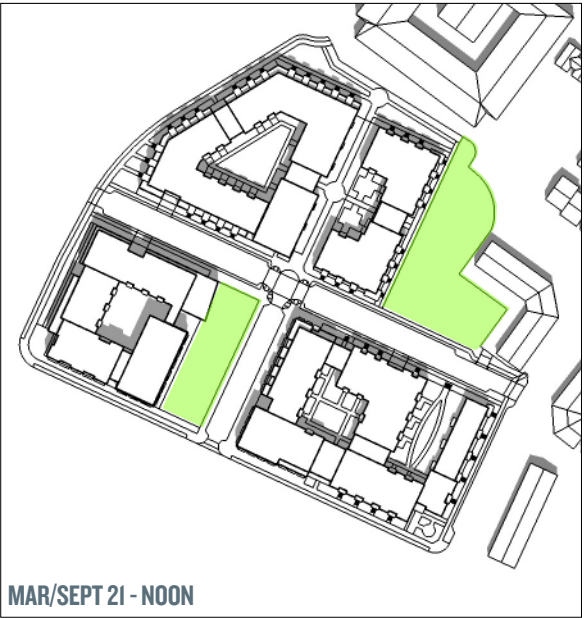
DECEMBER 21 - NOON



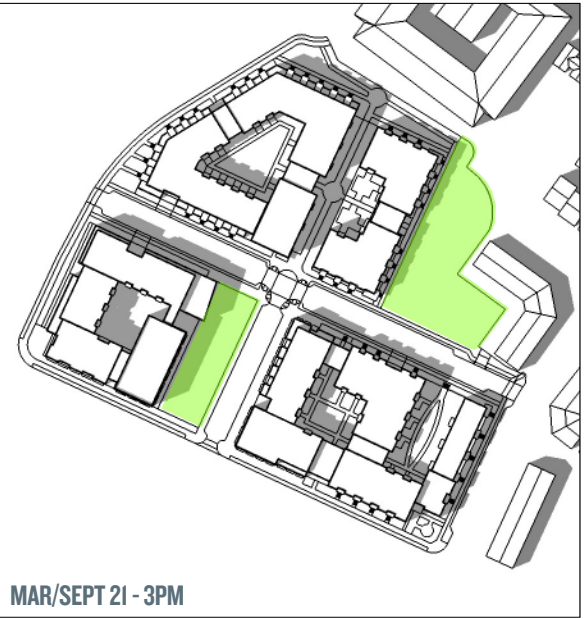
DECEMBER 21 - 3PM



MAR/SEPT 21 - 9AM



MAR/SEPT 21 - NOON



MAR/SEPT 21 - 3PM

MVSA | SHADOW STUDY



MVSA | AREA CALCULATIONS

SITE AREA:

GROSS - 375,810 SF - 8.63 ACRES

NET - 335,155 SF

USABLE OPEN SPACE:

112,700 SF (112,700 SF REQUIRED (175*644 UNITS))

COMMON SPACE: 82,000 SF

PRIVATE BALCONIES: 21,700 SF

ROOF DECKS: 9,000 SF

OPEN AREA:

BUILDING FOOTPRINT: 158,000 SF

OPEN AREA: 139,155 SF - 41.5%

(40% OPEN AREA REQUIRED)

BLOCK LENGTH:

BLDG 2, MAXIMUM DIMENSION = 337'

(400' MAXIMUM BLOCK LENGTH ALLOWED)

SURFACE PAVEMENT COVERAGE:

38,000 SF - 11% (40% MAXIMUM ALLOWED)

Architectural design is conceptual and will develop during Master Plan process

A8



RESIDENTIAL COURTYARD EXAMPLE



STOOP ENTRY EXAMPLES



BUILDINGS ON A PARK EXAMPLE

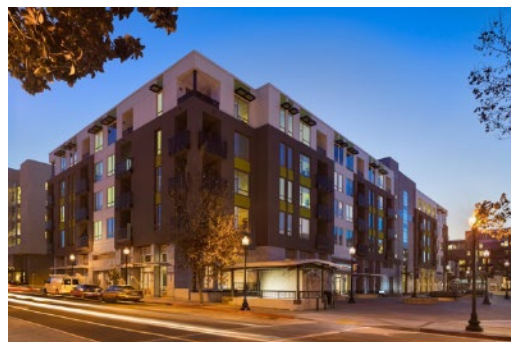


AXO FROM SAN ANTONIO RD

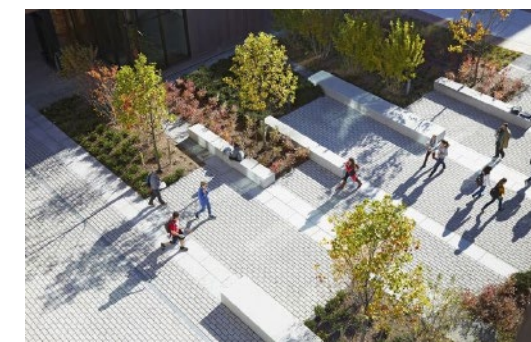


AXO FROM CALIFORNIA STREET

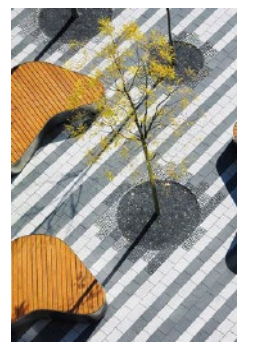
*Architectural design
is conceptual and will
develop during
Master Plan process*

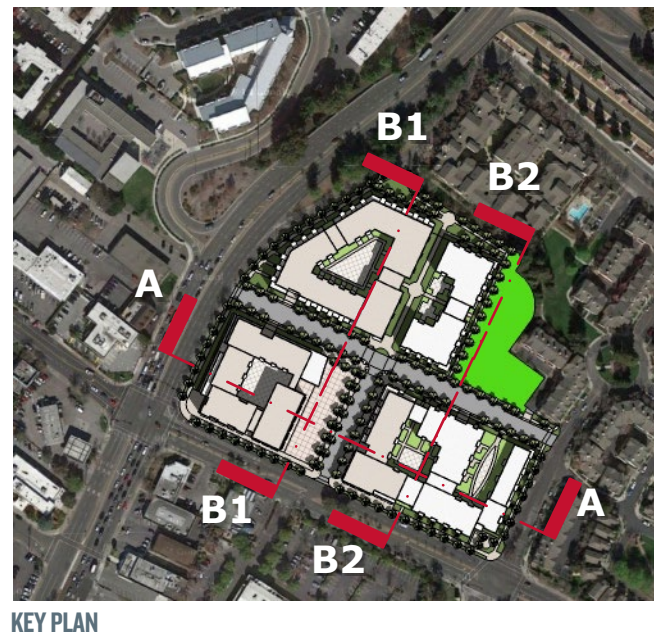
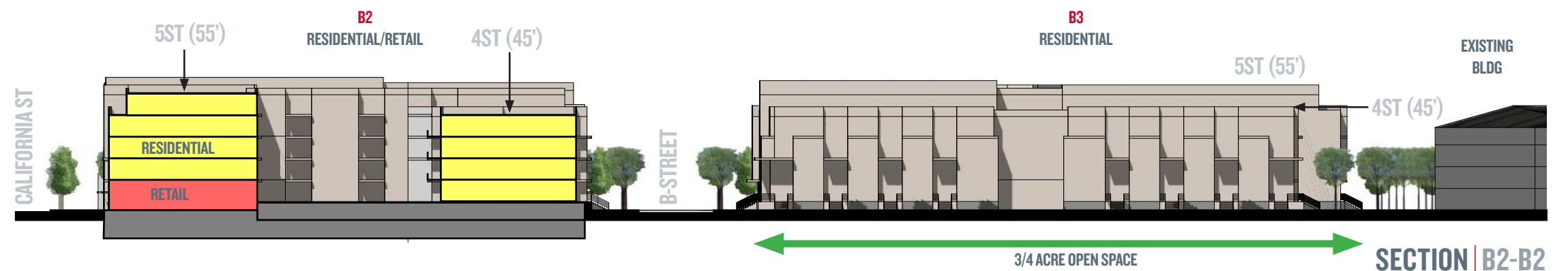
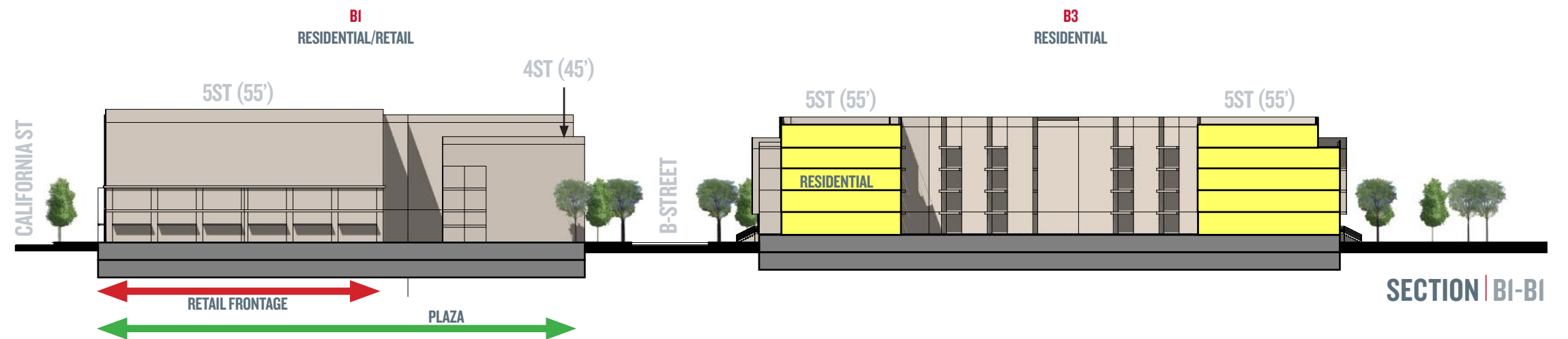


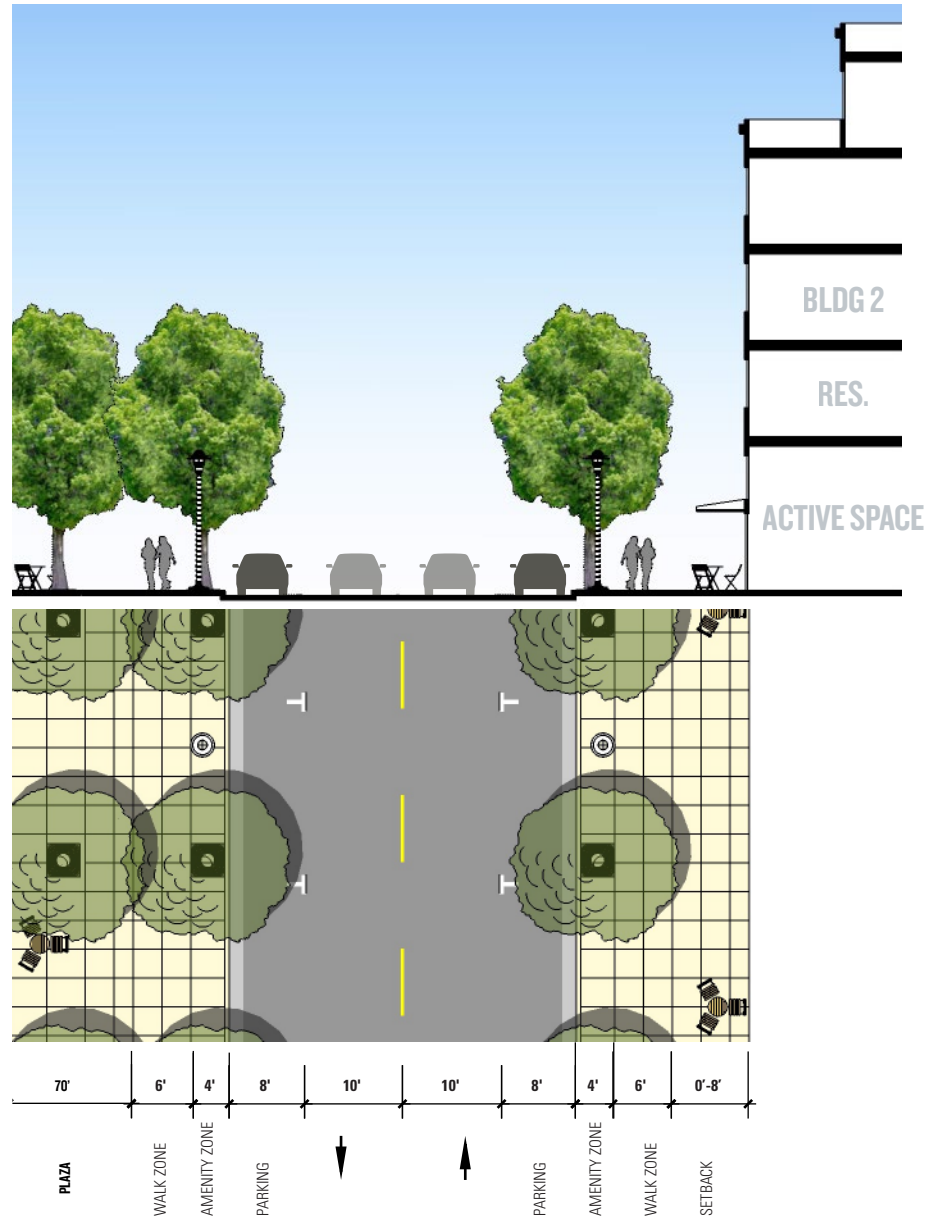
RESIDENTIAL EXAMPLES



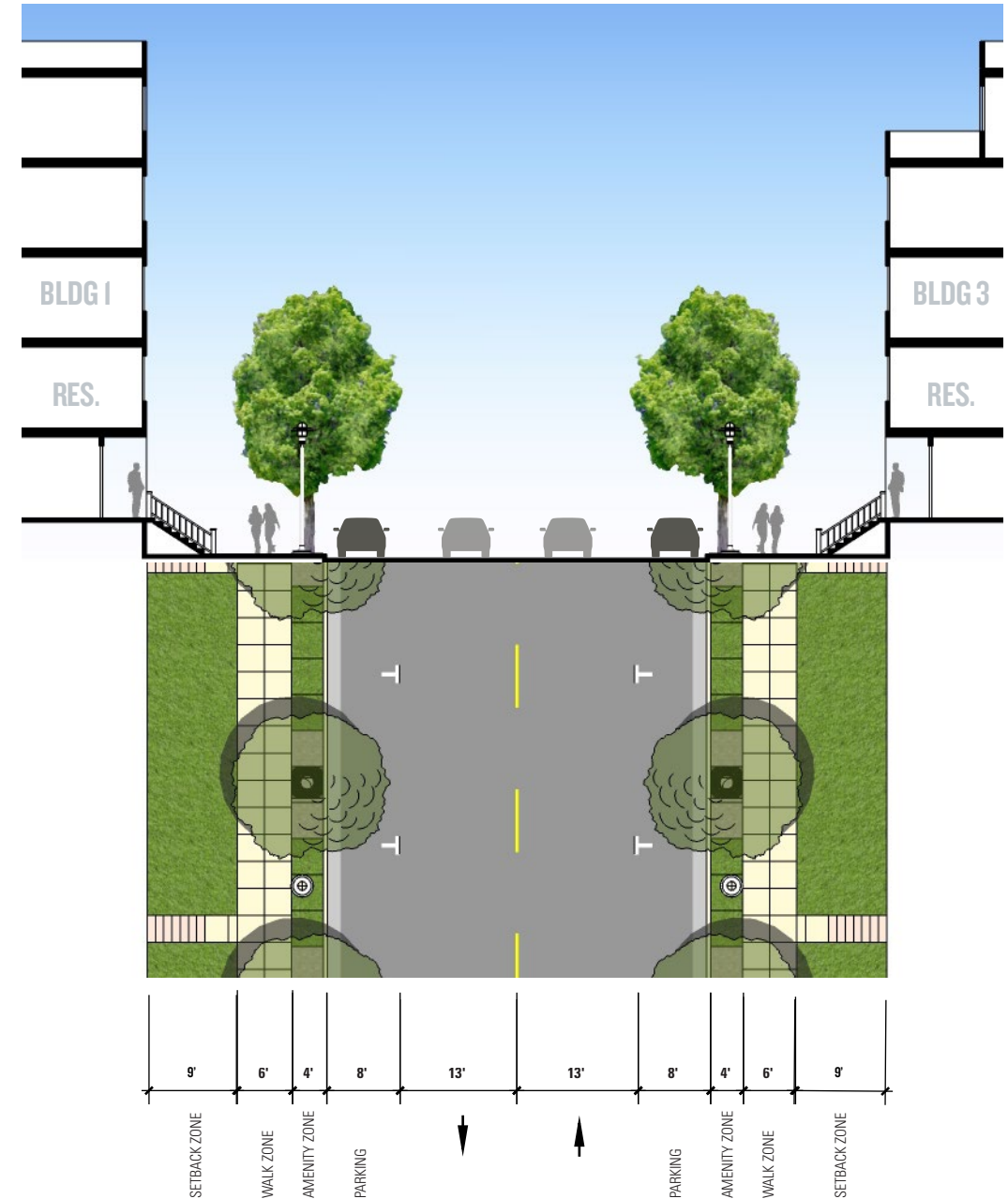
PLAZA EXAMPLES





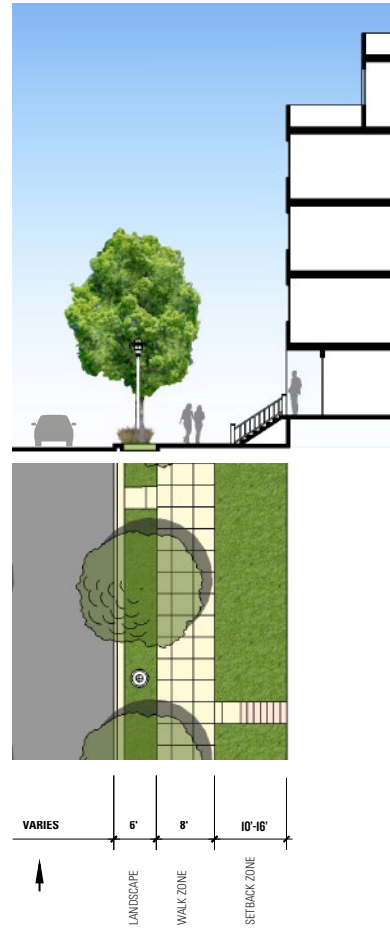


STREET SECTION | A-STREET (FLEXIBLE CONNECTION)

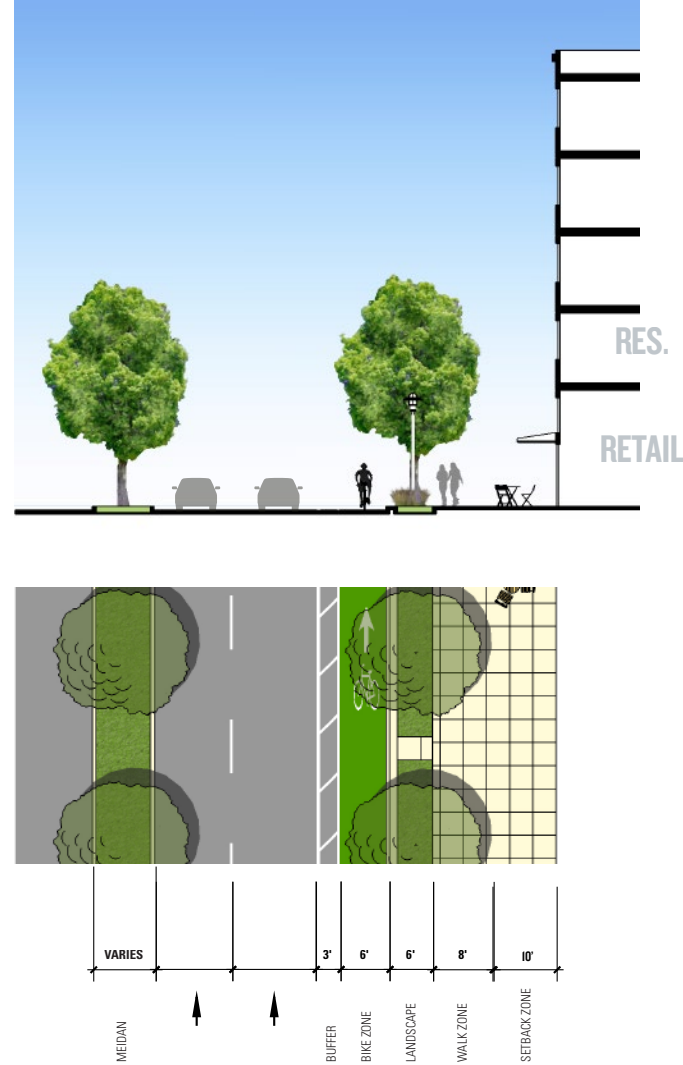


STREET SECTION | B-STREET (FLEXIBLE CONNECTION)

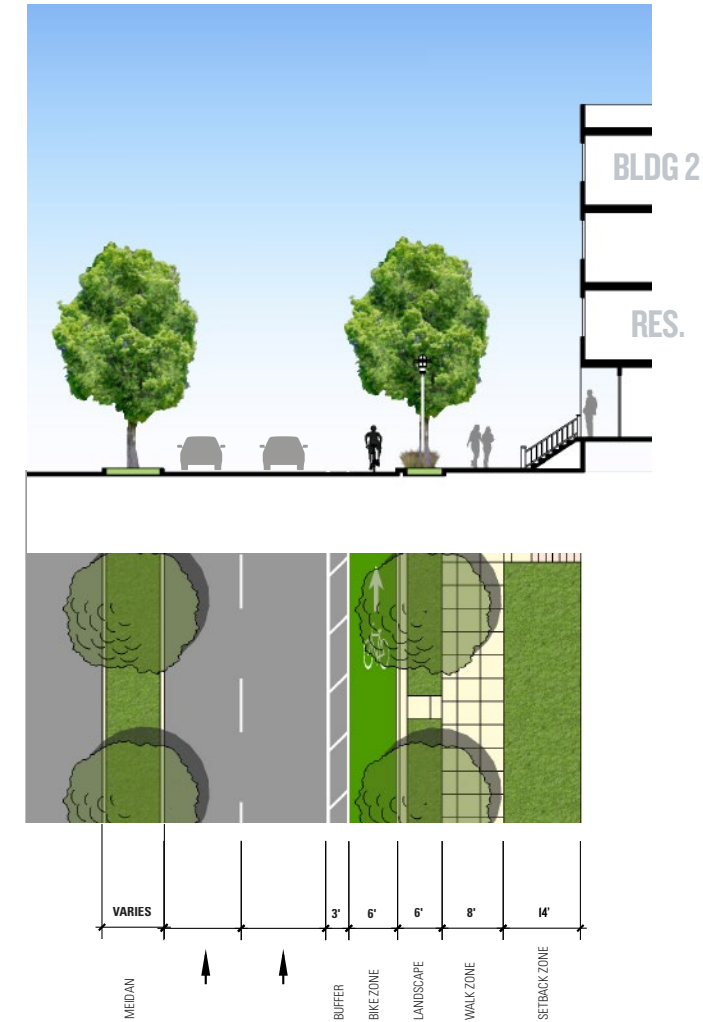




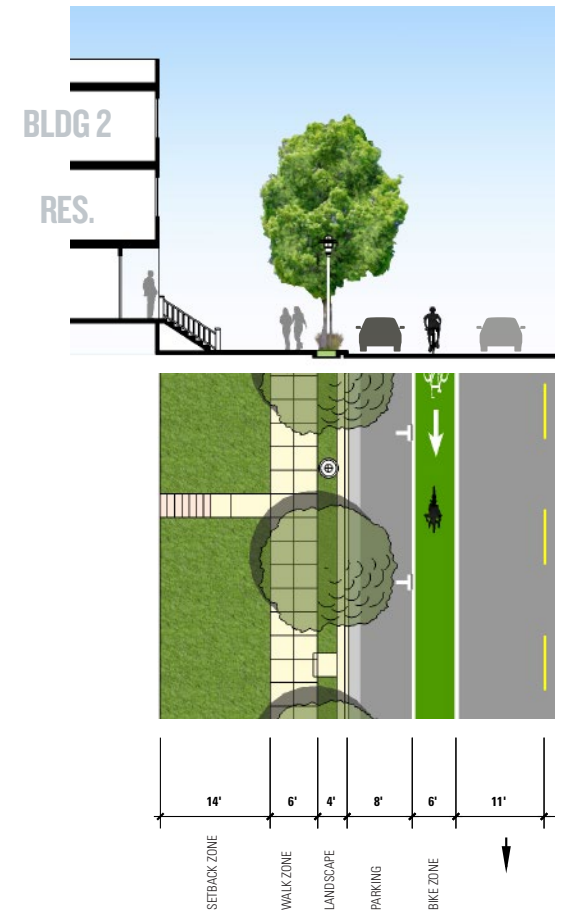
STREET SECTION B | SAN ANTONIO RD - BLDG 3



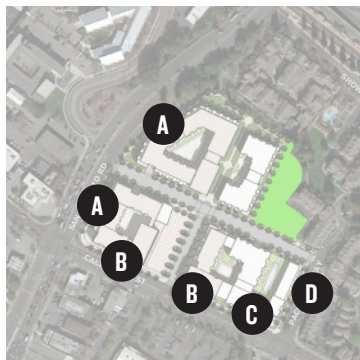
STREET SECTION B | CALIFORNIA STREET - BLDG 1 + 2

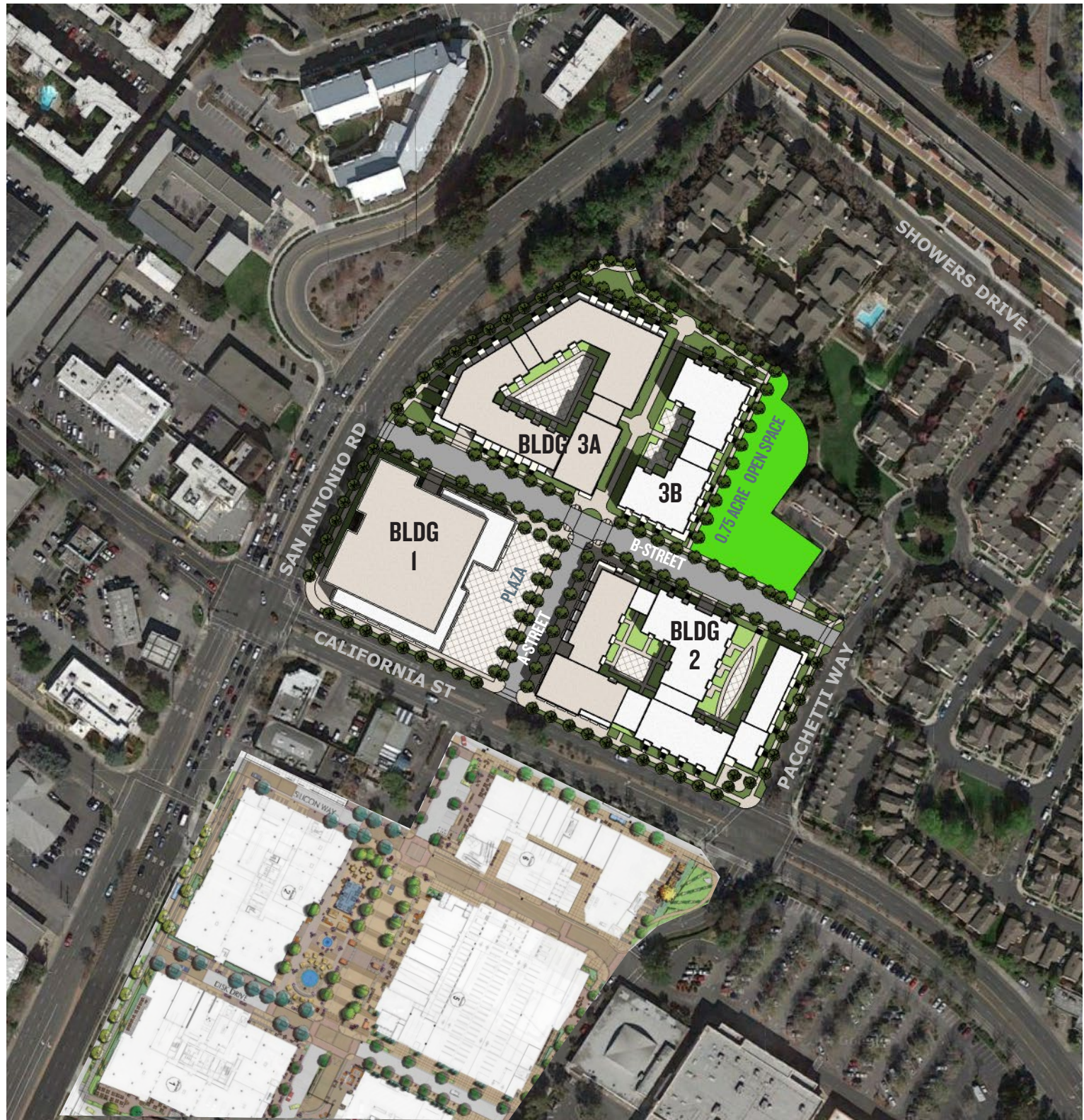


STREET SECTION C | CALIFORNIA STREET - BLDG 2



STREET SECTION D | PACHETTI WAY - BLDG 2





PLAN DIAGRAM

MVSA | OPT 2 - RES + OFFICE PROJECT

GROSS SITE AREA:
375,810 SF - 8.63 ACRES

GROSS BUILDING AREA:
695,200 SF - 1.85 FAR
515,700 SF (RESIDENTIAL)
179,500 SF - 0.48 FAR (COMMERCIAL)

PUBLICLY ACCESSIBLE OPEN SPACES:
OPEN SPACE - 32,835 SF (0.75 ACRES)
PLAZA - 12,000 SF (0.27 ACRES)

PROGRAM:	BUILDING 1	OFFICE	160,000 SF
		RETAIL	10,500 SF
BUILDING 2		RESIDENTIAL	195,500 SF
		RETAIL	183 UNITS
BUILDING 3		RESIDENTIAL	320,200 SF
			297 UNITS

480 UNITS (10% S, 50% IBR, 40% 2BR)

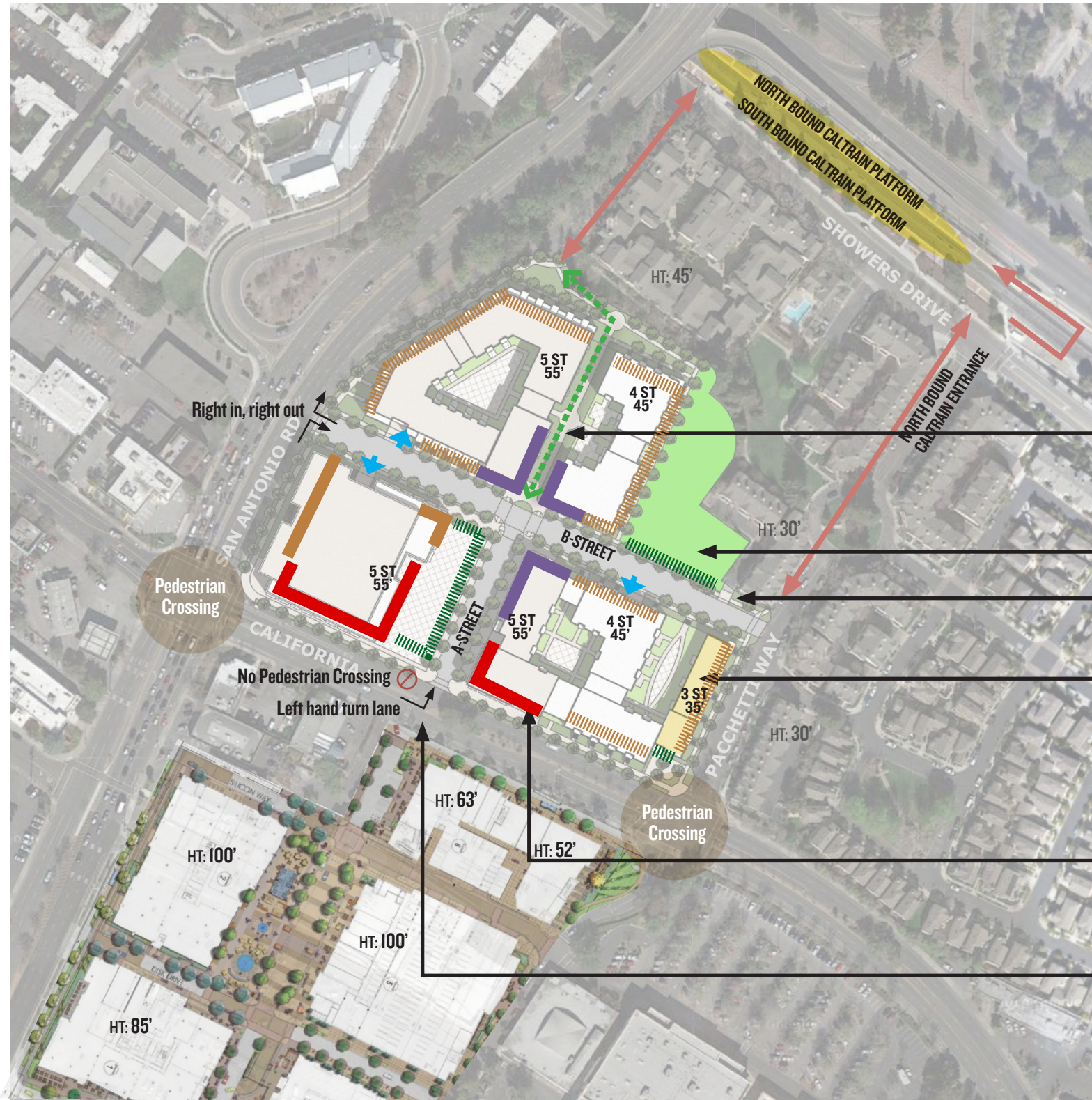


LAND USE DIAGRAM



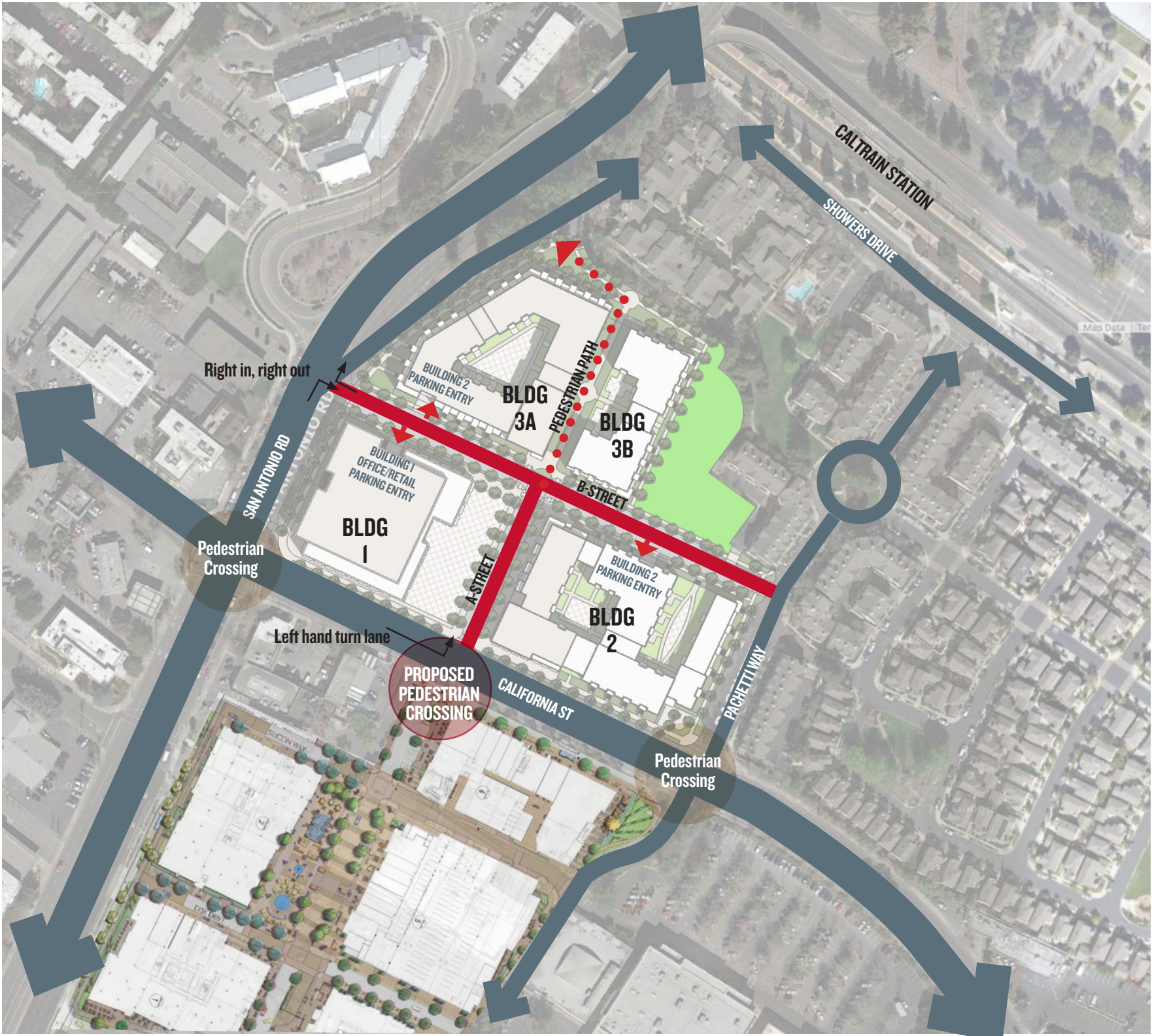
- A** RETAIL PLAZA
- B** PLAZA
- C** 3/4 ACRE OPEN SPACE
- D** MINI PLAZA AND RESIDENTIAL LOBBY
- E** NEW BULBOUT ONTO PACHETTI WAY
- F** PROPOSED NEW PED CROSSING
- G** PUBLIC ACCESS MEWS THROUGH AND BEHIND BLDG 3

Architectural design is conceptual and will develop during Master Plan process



- ACTIVE USE DIAGRAM**
- EXTERIOR SPACES**
- ||||| PUBLIC OPEN SPACES, LANDSCAPING & PLAZAS
 - ||||| STOOPS AND PEDESTRIAN ENTRIES
- INTERIOR SPACES**
- RETAIL/RESTAURANTS + SERVICES/CULTURAL SPACES
 - RESIDENTIAL AMENITY AREAS - LEASING OFFICE, FITNESS CENTER, LOBBIES, ETC
 - OFFICE LOBBY, ACTIVE OFFICE AREAS
- ← FLEXIBLE CONNECTION
- 3/4 ACRE OPEN SPACE TRANSITIONS TO TOWNHOUSES
- RECONFIGURE EASEMENT
Access and utility easement moved to entrance on new street.
- 3 STORY TRANSITION TO PACHETTI WAY
- MAXIMUM BLOCK LENGTH, 350 FT (MAX ALLOWED, 400 FT)
- ADD CROSSWALK TO LINK TO RETAIL CORE
- ← GARAGE ENTRIES





MVSA GREYSTAR | OPT 2 - RES + OFFICE - CIRC AND PARKING DIAGRAM
MOUNTAIN VIEW, CA | OCTOBER 11, 2016 | GREYSTAR - SAN FRANCISCO, CA



MVSA | PARKING SUMMARY

OFFICE AND RETAIL PARKING WILL BE COMBINED IN BLDG 1 AND ON PRIVATE SURFACE STREETS. THE OFFICE AND RETAIL PARKING REQUIREMENTS CAN BE MET THROUGH A 4 LEVEL PARKING STRUCTURE OR BY A 3 LEVEL STRUCTURE WITH A 20% SHARED PARKING REDUCTION. A FINAL PARKING PLAN WILL BE SUBMITTED WITH THE FORMAL MASTER PLAN

BUILDING 1	OFFICE	160,000
	RETAIL	10,500 SF*
SHARED PARKING (BLDG 1 + 2):		
	RETAIL (180SF/SP)	108 SP*
	OFFICE(300SF/SP)	533 SP
	TOTAL	641 SP
PARKING REDUCTION (20%):		
512 SPACES REQUIRED		
<small>SHARED PARKING WITH DIFFERENT PEAK USES (PARKING STUDY TO BE PROVIDED WITH FORMAL MASTER PLAN APPLICATION)</small>		
PARKING PROVIDED:		
	STRUCTURED (3 LVLS)	462 SP
	PRIVATE STREET	54SP
	TOTAL:	516 SP
W/ OPTIONAL 4TH LVL 670 SP		

ALL RESIDENTIAL UNITS WILL BE PARKED PER THE REQUIREMENTS OF THE SAN ANTONIO PRECISE PLAN (P.34)

BUILDING 2	RESIDENTIAL	183 UNITS
	RETAIL PARKING (2 LVLS)	9,000 SF* 256-304 SP

*RETAIL PARKING LOCATED IN BLDG 1

BUILDING 3	RESIDENTIAL	297 UNITS
	PARKING (2 LVLS)	416-432 SP

* All retail parking will be provided in a combination of surface spaces located on private streets and structure parking in Building 1.



MVSA | AREA CALCULATIONS

SITE AREA:

GROSS - 375,810 SF - 8.63 ACRES

NET - 335,155 SF

USABLE OPEN SPACE:

88,000 SF (84,000 SF REQUIRED (175*644 UNITS))

COMMON SPACE: 76,000 SF

PRIVATE BALCONIES: 12,000 SF

OPEN AREA:

BUILDING FOOTPRINT: 163,000 SF

OPEN AREA: 134,155 SF - 40%

(40% OPEN AREA REQUIRED)

BLOCK LENGTH:

BLDG 2, MAXIMUM DIMENSION = 337'

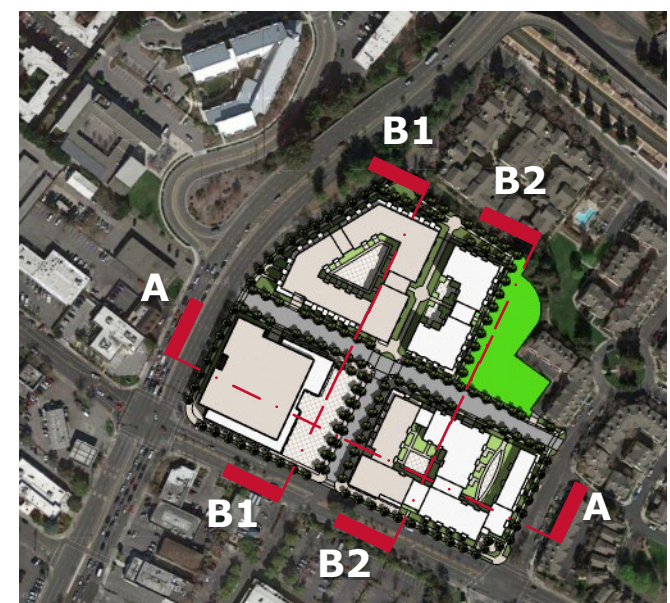
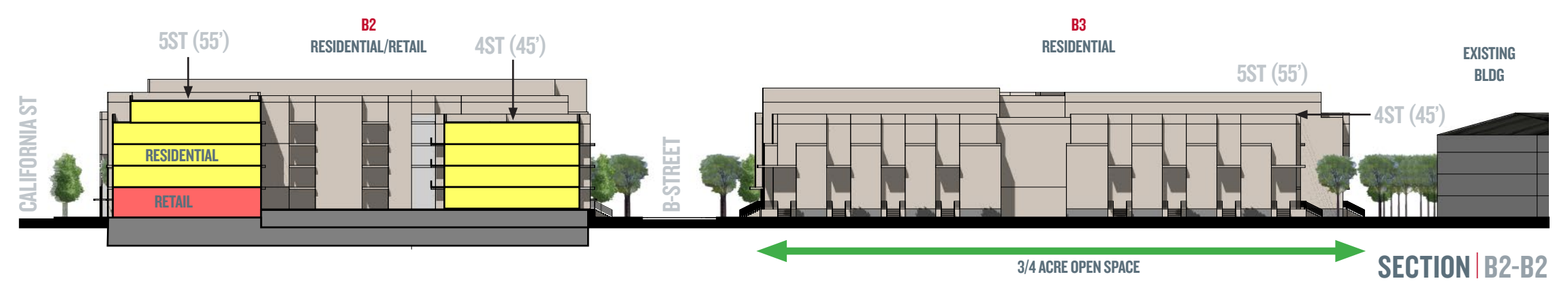
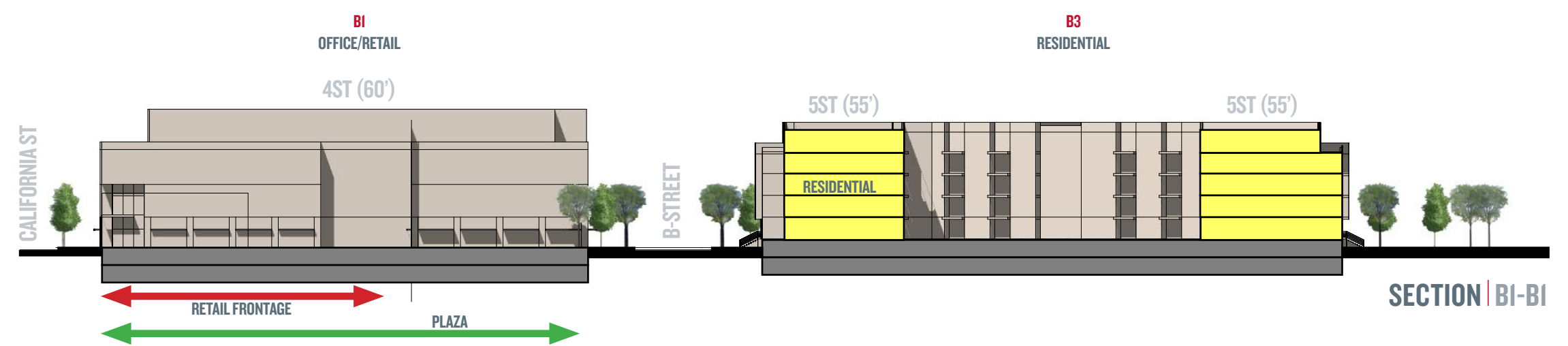
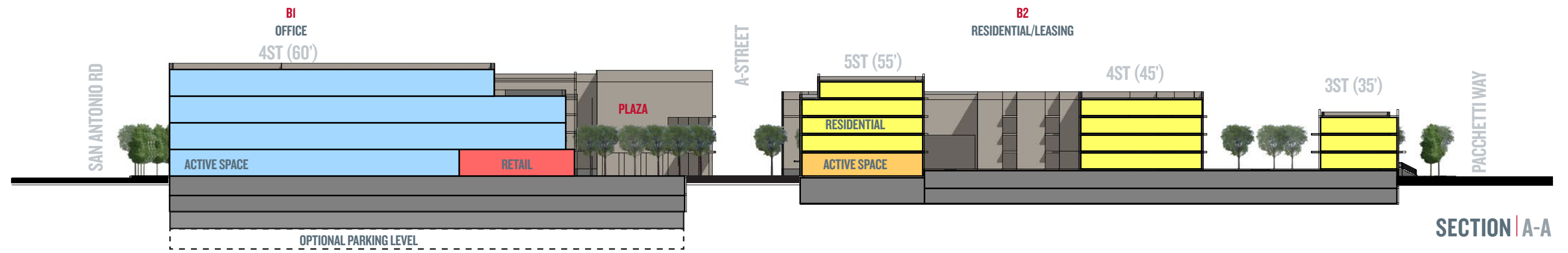
(400' MAXIMUM BLOCK LENGTH ALLOWED)

SURFACE PAVEMENT COVERAGE:

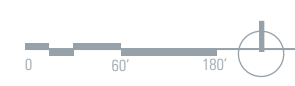
38,000 SF - 11% (40% MAXIMUM ALLOWED)

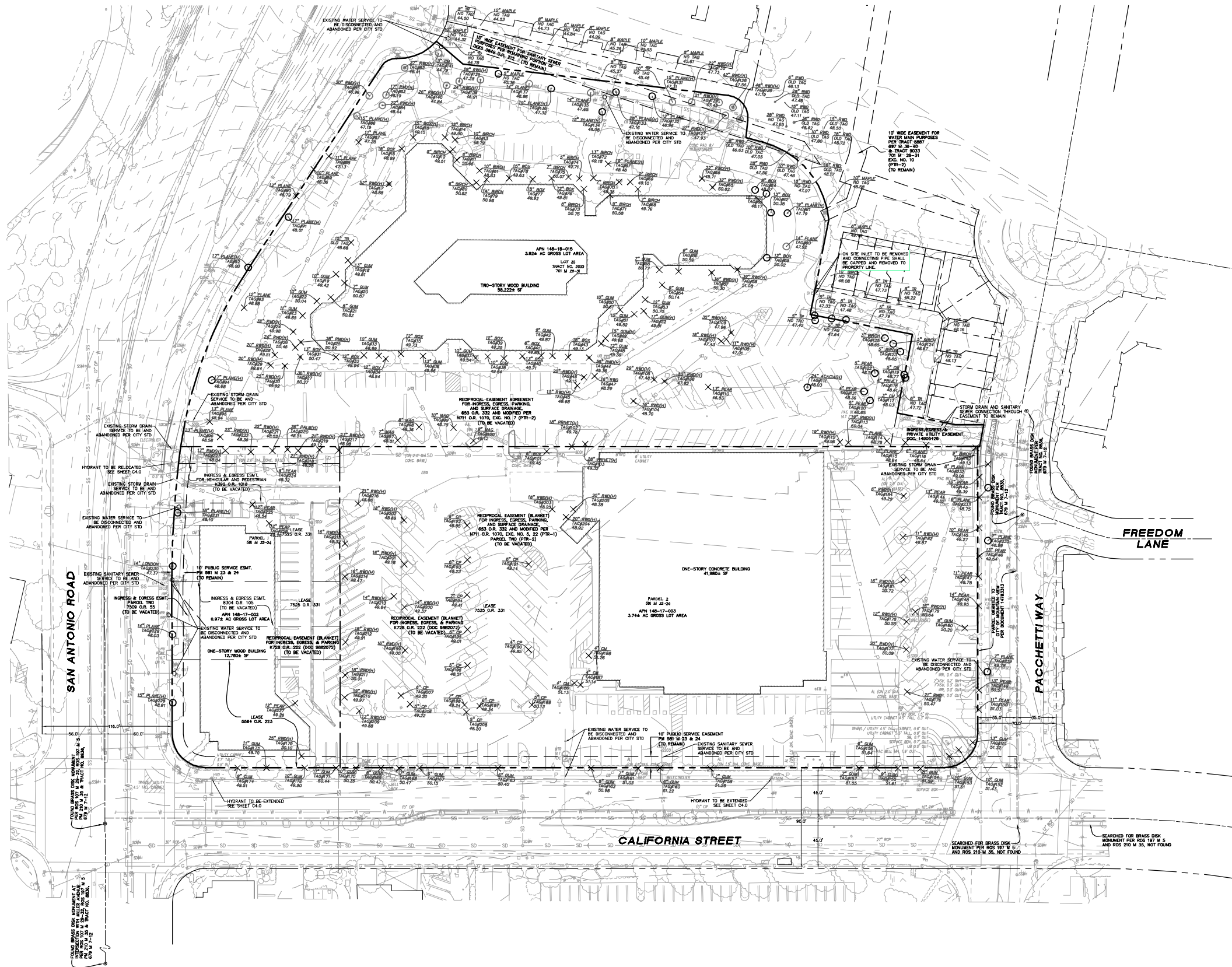
Architectural design is conceptual and will develop during Master Plan process





KEY PLAN





LEGEND

- PROPERTY LINE
- INTERIOR LOT LINE
- ADJACENT/EXTERIOR LOT LINE
- EASEMENTS
- CENTER LINE
- MAJOR CONTOUR
- MINOR CONTOUR
- FENCE
- VALLEY GUTTER
- CURB, GUTTER, AND SIDEWALK WITH DRIVEWAY
- (SIZE) (TREE NAME)
- REMOVE TREE
- SAVE TREE*
- * SHALL BE COORDINATED WITH ARBORIST, LANDSCAPE ARCHITECT, OWNER, ADJACENT PROPERTY OWNERS, AND CITY OF MOUNTAIN VIEW



C1.0

ABBREVIATIONS			
AB	AGGREGATE BASE	L	LENGTH
AC	ASPHALT CONCRETE	LAT	LATERAL
AD	AREA DRAIN	LF	LINEAR FEET
AGG	AGGREGATE	LG	LIP OF GUTTER
APPROX	APPROXIMATE	LP	LOW POINT
BB	BUBBLER BOX	LT	LEFT
BC	BEGINNING OF CURVE	MAX	MAXIMUM
BCR	BEGIN CURB RETURN	MH	MANHOLE
BLDG	BUILDING	MIN	MINIMUM
BM	BENCH MARK	MON	MONUMENT
BO	BLOWOFF	(N)	NORTH / NEW
BOV	BLOWOFF VALVE	NO., #	NUMBER
BVC	BEGIN VERTICAL CURVE	NTS	NOT TO SCALE
BW	BACK OF WALK/ BOTTOM OF WALL	P.A.E.	PUBLIC ACCESS EASEMENT
		PCC	PORTLAND CEMENT CONCRETE
CC	CURB CUT		
CDS	CUL-DE-SAC	PE	PAD ELEVATION
C&G	CURB & GUTTER	PG&E	PACIFIC GAS AND ELECTRIC
CL, CL	CENTERLINE	PL	PROPERTY LINE
CMP	CORRUGATED METAL PIPE	P.O.C.	POINT OF CONNECTION
CO	CLEANOUT	PRC	POINT OF REVERSE CURVE
CONC	CONCRETE	PROP	PROPOSED
CR	CURB RETURN	P.S.D.E.	PRIVATE STORM DRAIN EASEMENT
CVC	CENTER OF VERTICAL CURVE	P.S.E.	PUBLIC SERVICE EASEMENT
DEFL	DEFLECTION	PT	POINT
DI	DUCTILE IRON PIPE	P.U.E.	PUBLIC UTILITY EASEMENT
DIP	DIAMETER	PV	PAVEMENT
DIA	DIAMETER	PVC	POLYVINYL CHLORIDE
DW	DOMESTIC WATER	PM	POINT OF VERTICAL INTERSECTION
D/W	DRIVEWAY	R	RADIUS
DWG	DRAWING	RCP	REINFORCED CONCRETE PIPE
E	ELECTRIC	RCW	RECYCLED WATER
(E)	EAST / EXISTING	RM	RIM ELEVATION
EC	END OF CURVE	RT	RIGHT
ECR	END OF CURB RETURN	R/W	RIGHT OF WAY
EL	ELEVATION	S	SLOPE
EP	EDGE OF PAVEMENT	(S)	SOUTH
E.V.A.E.	EMERGENCY VEHICLE ACCESS EASEMENT	SD	STORM DRAIN
		S.D.E.	STORM DRAIN EASEMENT
EVC	END VERTICAL CURVE	SDMH	STORM DRAIN MANHOLE
EW	EACHWAY	SHT.	SHEET
EX	EXISTING	SS	SANITARY SEWER
(F)	FUTURE	SSMH	SANITARY SEWER MANHOLE
F/C	FACE OF CURB	ST.	STREET
FF	FINISHED FLOOR ELEVATION	STA	STATION
FG	FINISHED GRADE	STD	STANDARD
FH	FIRE HYDRANT	S/W	SIDEWALK
FL	FLOW LINE	T OR TELE	TELEPHONE
FM	FORCE MAIN	T&B	TOP AND BOTTOM
FOB	FACE OF BUILDING	TC	TOP OF CURB
FP	FINISHED PAVEMENT	TEMP	TEMPORARY
FT	FEET	TG	TOP OF GRATE
G	GAS	TP	TOP OF PAVEMENT
GB	GRADE BREAK	TYP.	TYPICAL
GE	GARAGE ELEVATION	VC	VERTICAL CURVE
GM	GAS METER	VERT.	VERTICAL
HP	HIGH POINT	W	WATER
HV	HIGH VOLTAGE	(W)	WEST
I.E.E.	INGRESS/EGRESS EASEMENT	W/	WITH
INV	INVERT	WM	WATERLINE
IRR	IRRIGATION	WM	WATER METER
JT	JOINT TRENCH	WV	WATER VALVE

TREE ABBREVIATIONS

ACACIA	BLACKWOOD ACACIA
BIRCH	EUROPEAN WHITE BIRCH
BOX	VICTORIAN BOX
CM	CHINESE PISTACHE
CP	GRAPE MYRTLE
GUM	SWEET GUM
(H)	HERITAGE
LONDON	LONDON PLANE
MAG	SOUTHERN MAGNOLIA
MAPLE	JAPANESE MAPLE
PALM	MEXICAN FAN PALM
PEAR	CALLERY PEAR
PLANE	LONDON PLANE
PRIVET	GLOSSY PRIVET
RWD	COAST REDWOOD
TR	TREE

TREE DISPOSITION			
TREE #	TREE NAME	HERITAGE	SAVE/REMOVE
1	JAPANESE MAPLE	NO	REMOVE
2	JAPANESE MAPLE	NO	REMOVE
3	COAST REDWOOD	YES	REMOVE
4	COAST REDWOOD	YES	REMOVE
5	COAST REDWOOD	YES	REMOVE
6	COAST REDWOOD	YES	REMOVE
7	COAST REDWOOD	YES	REMOVE
8	COAST REDWOOD	YES	REMOVE
9	JAPANESE MAPLE	NO	REMOVE
10	MAYTEN	YES	REMOVE
11	EUROPEAN WHITE BIRCH	NO	REMOVE
12	EUROPEAN WHITE BIRCH	NO	REMOVE
13	EUROPEAN WHITE BIRCH	NO	REMOVE
14	EUROPEAN WHITE BIRCH	NO	REMOVE
15	VICTORIAN BOX	YES	REMOVE
16	VICTORIAN BOX	NO	REMOVE
17	COAST REDWOOD	YES	REMOVE
18	SWEETGUM	NO	REMOVE
19	SWEETGUM	NO	REMOVE
20	SWEETGUM	NO	REMOVE
21	SWEETGUM	NO	REMOVE
22	SWEETGUM	NO	REMOVE
23	SWEETGUM	NO	REMOVE
24	COAST REDWOOD	YES	REMOVE
25	COAST REDWOOD	YES	REMOVE
26	COAST REDWOOD	YES	REMOVE
27	COAST REDWOOD	YES	REMOVE
28	COAST REDWOOD	YES	REMOVE
29	COAST REDWOOD	YES	REMOVE
30	COAST REDWOOD	YES	REMOVE
31	VICTORIAN BOX	NO	REMOVE
32	VICTORIAN BOX	NO	REMOVE
33	SWEETGUM	NO	REMOVE
34	VICTORIAN BOX	NO	REMOVE
35	VICTORIAN BOX	NO	REMOVE
36	SWEETGUM	NO	REMOVE
37	SWEETGUM	NO	REMOVE
38	SWEETGUM	NO	REMOVE
39	VICTORIAN BOX	NO	REMOVE
40	VICTORIAN BOX	NO	REMOVE
41	VICTORIAN BOX	NO	REMOVE
42	SWEETGUM	NO	REMOVE
43	VICTORIAN BOX	NO	REMOVE
44	COAST REDWOOD	YES	REMOVE
45	COAST REDWOOD	YES	REMOVE
46	COAST REDWOOD	YES	REMOVE
47	COAST REDWOOD	YES	REMOVE
48	SWEETGUM	NO	REMOVE
49	SWEETGUM	YES	REMOVE
50	SWEETGUM	NO	REMOVE
51	SWEETGUM	NO	REMOVE
52	SWEETGUM	NO	REMOVE
53	SWEETGUM	YES	REMOVE
54	SWEETGUM	NO	REMOVE
55	SWEETGUM	NO	REMOVE
56	SWEETGUM	NO	REMOVE
57	COAST REDWOOD	YES	REMOVE
58	COAST REDWOOD	YES	REMOVE
59	VICTORIAN BOX	NO	SAVE
60	LONDON PLANE	NO	SAVE
61	LONDON PLANE	YES	SAVE
62	VICTORIAN BOX	NO	SAVE
63	VICTORIAN BOX	NO	SAVE
64	VICTORIAN BOX	NO	SAVE
65	COAST REDWOOD	YES	REMOVE
66	COAST REDWOOD	YES	REMOVE
67	LONDON PLANE	YES	REMOVE
68	EUROPEAN WHITE BIRCH	NO	REMOVE
69	EUROPEAN WHITE BIRCH	NO	REMOVE
70	EUROPEAN WHITE BIRCH	NO	REMOVE
71	EUROPEAN WHITE BIRCH	NO	REMOVE
72	EUROPEAN WHITE BIRCH	NO	REMOVE
73	EUROPEAN WHITE BIRCH	NO	REMOVE
74	EUROPEAN WHITE BIRCH	NO	REMOVE
75	EUROPEAN WHITE BIRCH	NO	REMOVE
76	VICTORIAN BOX	NO	REMOVE
77	VICTORIAN BOX	NO	REMOVE
78	VICTORIAN BOX	NO	REMOVE
79	EUROPEAN WHITE BIRCH	NO	REMOVE
80	EUROPEAN WHITE BIRCH	NO	REMOVE
81	EUROPEAN WHITE BIRCH	NO	REMOVE
82	COAST REDWOOD	YES	SAVE
83	COAST REDWOOD	YES	SAVE
84	COAST REDWOOD	YES	SAVE
85	COAST REDWOOD	YES	SAVE
86	LONDON PLANE	YES	SAVE
87	LONDON PLANE	NO	REMOVE
88	LONDON PLANE	NO	REMOVE
89	LONDON PLANE	NO	REMOVE
90	LONDON PLANE	NO	REMOVE
91	LONDON PLANE	YES	SAVE
92	LONDON PLANE	YES	SAVE
93	LONDON PLANE	NO	REMOVE
94	LONDON PLANE	YES	SAVE
95	LONDON PLANE	NO	REMOVE
96	LONDON PLANE	YES	REMOVE
97	SOUTHERN MAGNOLIA	NO	REMOVE
98	SOUTHERN MAGNOLIA	NO	REMOVE
99	SOUTHERN MAGNOLIA	NO	REMOVE
100	SOUTHERN MAGNOLIA	NO	REMOVE
101	VICTORIAN BOX	NO	REMOVE
102	GLOSSY PRIVET	YES	REMOVE
103	GLOSSY PRIVET	YES	REMOVE
104	COAST REDWOOD	YES	REMOVE
105	COAST REDWOOD	YES	REMOVE
106	COAST REDWOOD	YES	REMOVE
107	COAST REDWOOD	YES	REMOVE
108	COAST REDWOOD	YES	REMOVE
109	COAST REDWOOD	YES	REMOVE
110	CALLERY PEAR	NO	REMOVE

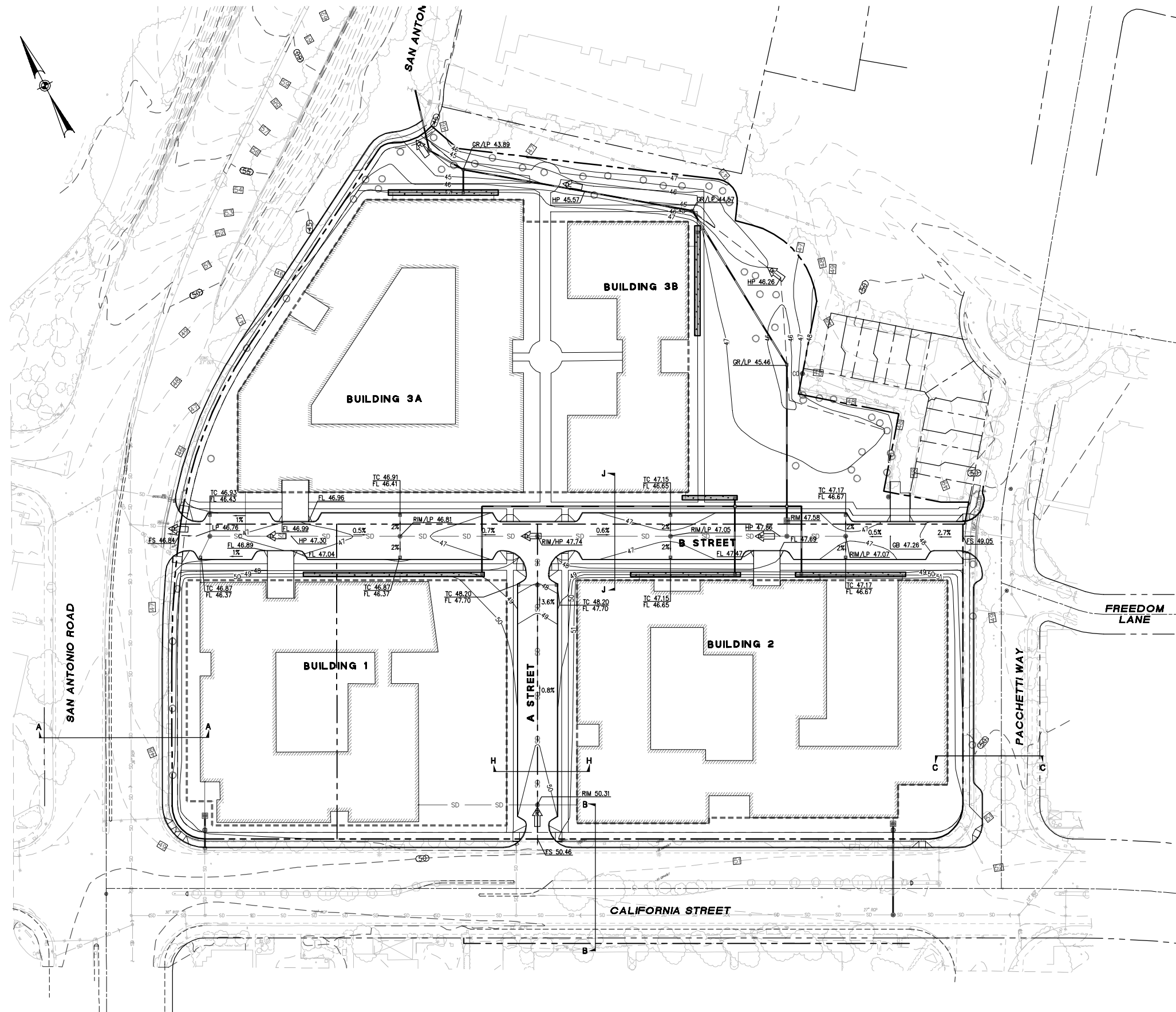
111	BLACKWOOD ACACIA	YES	SAVE
112	COAST REDWOOD	YES	REMOVE
113	COAST REDWOOD	YES	REMOVE
114	LONDON PLANE	NO	REMOVE
115	LONDON PLANE	NO	REMOVE
116	LONDON PLANE	NO	REMOVE
117	GRAPE MYRTLE	NO	SAVE
118	GLOSSY PRIVET	NO	SAVE
119	GRAPE MYRTLE	NO	SAVE
120	CALLERY PEAR	NO	SAVE
121	CALLERY PEAR	NO	SAVE
122	CALLERY PEAR	NO	SAVE
123	EUROPEAN WHITE BIRCH	NO	SAVE
124	EUROPEAN WHITE BIRCH	NO	SAVE
125	EUROPEAN WHITE BIRCH	NO	SAVE
126	COAST REDWOOD	YES	SAVE
127	COAST REDWOOD	YES	SAVE
128	COAST REDWOOD	YES	SAVE
129	COAST REDWOOD	YES	SAVE
130	COAST REDWOOD	YES	SAVE
131	LONDON PLANE	YES	SAVE
132	LONDON PLANE	NO	SAVE
133	LONDON PLANE	YES	SAVE
134	LONDON PLANE	YES	SAVE
135	LONDON PLANE	NO	SAVE
136	LONDON PLANE	YES	SAVE
137	LONDON PLANE	NO	SAVE
138	COAST REDWOOD	YES	SAVE
139	COAST REDWOOD	YES	SAVE
140	COAST REDWOOD	YES	SAVE
141	GRAPE MYRTLE	NO	SAVE
142	EUROPEAN WHITE BIRCH	NO	REMOVE
143	CALLERY PEAR	NO	REMOVE
144	CALLERY PEAR	NO	REMOVE
145	CALLERY PEAR	NO	REMOVE
146	CALLERY PEAR	NO	REMOVE
147	CALLERY PEAR	NO	REMOVE
148	CALLERY PEAR	NO	REMOVE
149	CALLERY PEAR	NO	REMOVE
150	CALLERY PEAR	NO	REMOVE
151	SWEETGUM	NO	REMOVE
152	SWEETGUM	NO	REMOVE
153	SWEETGUM	NO	REMOVE
154	SWEETGUM	NO	REMOVE
155	SWEETGUM	NO	REMOVE
156	SWEETGUM	NO	REMOVE
157	SWEETGUM	NO	REMOVE
158	SWEETGUM	NO	REMOVE
159	SWEETGUM	NO	REMOVE
160	SWEETGUM	NO	REMOVE
161	SWEETGUM	NO	REMOVE
162	SWEETGUM	NO	REMOVE
163	SWEETGUM	NO	REMOVE
164	SWEETGUM	NO	REMOVE
165	SWEETGUM	NO	REMOVE
166	SWEETGUM	NO	REMOVE
167	SWEETGUM	NO	REMOVE
168	SWEETGUM	NO	REMOVE
169	SWEETGUM	NO	REMOVE
170	SWEETGUM	NO	REMOVE
171	SWEETGUM	NO	REMOVE
172	SWEETGUM	NO	REMOVE
173	SWEETGUM	NO	REMOVE
174	SWEETGUM	NO	REMOVE
175	COAST REDWOOD	YES	REMOVE
176	COAST REDWOOD	YES	REMOVE
177	COAST REDWOOD	YES	REMOVE
178	COAST REDWOOD	YES	REMOVE
179	COAST REDWOOD	YES	REMOVE
180	SWEETGUM	NO	REMOVE
181	COAST REDWOOD	YES	REMOVE
182	COAST REDWOOD	YES	REMOVE
183	COAST REDWOOD	YES	REMOVE
184	COAST REDWOOD	YES	REMOVE
185	COAST REDWOOD	YES	REMOVE
186	GRAPE MYRTLE	NO	REMOVE
187	GRAPE MYRTLE	NO	REMOVE
188	GRAPE MYRTLE	NO	REMOVE
189	CHINESE PISTACHE	NO	REMOVE
190	CHINESE PISTACHE	NO	REMOVE
191	CHINESE PISTACHE	NO	REMOVE
192	CHINESE PISTACHE	NO	REMOVE
193	CHINESE PISTACHE	NO	REMOVE
194	CHINESE PISTACHE	NO	REMOVE
195	CHINESE PISTACHE	NO	REMOVE
196	CHINESE PISTACHE	NO	REMOVE
197	CHINESE PISTACHE	NO	REMOVE
198	CHINESE PISTACHE	NO	REMOVE
199	COAST REDWOOD	YES	REMOVE
200	COAST REDWOOD	YES	REMOVE
201	COAST REDWOOD	YES	REMOVE
202	COAST REDWOOD	YES	REMOVE
203	COAST REDWOOD	YES	REMOVE
204	COAST REDWOOD	YES	REMOVE
205	COAST REDWOOD	YES	REMOVE
206	CHINESE PISTACHE	NO	REMOVE
207	CHINESE PISTACHE	NO	REMOVE
208	CHINESE PISTACHE	NO	REMOVE
209	COAST REDWOOD	YES	REMOVE
210	COAST REDWOOD	YES	REMOVE
211	COAST REDWOOD	YES	REMOVE
212	COAST REDWOOD	YES	REMOVE
213	COAST REDWOOD	YES	REMOVE
214	COAST REDWOOD	YES	REMOVE
215	COAST REDWOOD	YES	REMOVE
216	COAST REDWOOD	YES	REMOVE
217	COAST REDWOOD	YES	REMOVE
218	COAST REDWOOD	YES	REMOVE
219	COAST REDWOOD	YES	REMOVE
220	MEXICAN FAN PALM	YES	REMOVE

221	COAST REDWOOD	YES	REMOVE
222	COAST REDWOOD	YES	REMOVE
223	COAST REDWOOD	YES	REMOVE
224	CALLERY PEAR	NO	REMOVE
225	CALLERY PEAR	NO	REMOVE
226	CALLERY PEAR	NO	REMOVE
227	CALLERY PEAR	NO	REMOVE
228	LONDON PLANE	YES	SAVE
229	LONDON PLANE	NO	SAVE
230	LONDON PLANE	NO	SAVE
231	LONDON PLANE	YES	SAVE
232	LONDON PLANE	NO	REMOVE
233	LONDON PLANE	NO	SAVE
234	LONDON PLANE	NO	REMOVE
235	LONDON PLANE	NO	SAVE
236	LONDON PLANE	NO	REMOVE
237	LONDON PLANE	NO	REMOVE
238	LONDON PLANE	NO	REMOVE
239	LONDON PLANE	NO	SAVE
240	LONDON PLANE	NO	REMOVE





- LEGEND**
- UNDERGROUND GARAGE
 - PROPOSED BUILDING
 - CROSS SECTION, SEE SHEET C3.1
 - EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
 - PROPOSED MAJOR CONTOUR
 - PROPOSED MINOR CONTOUR
 - PROPOSED GRADEBREAK
 - PROPOSED CATCH BASIN
 - PROPOSED MECHANICAL TREATMENT DEVICE
 - PROPOSED STORM MANHOLE
 - PROPOSED BIOTREATMENT AREA
 - PROPOSED TREE PROTECTION, SEE SHEET C1.0
 - PROPOSED TREATED STORMWATER PIPE
 - PROPOSED UNTREATED STORMWATER PIPE
 - OVERLAND FLOW PATH ARROW



C3.0



FIGURE 3-1 Street Types

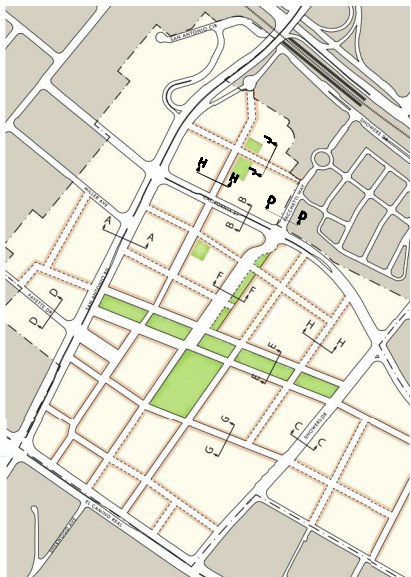


FIGURE 3-3 Street Section Key Map

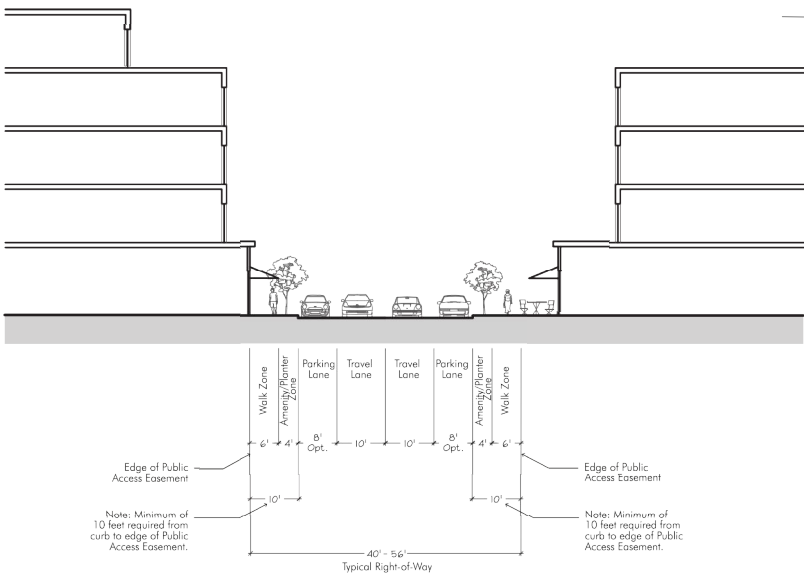


FIGURE 3-12 Typical Flexible Connection with Vehicle Access Section (H-H)

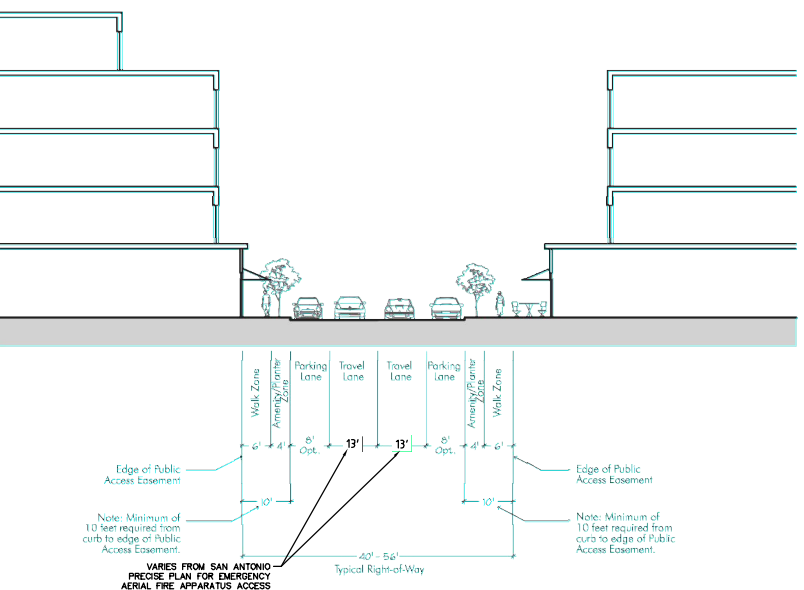
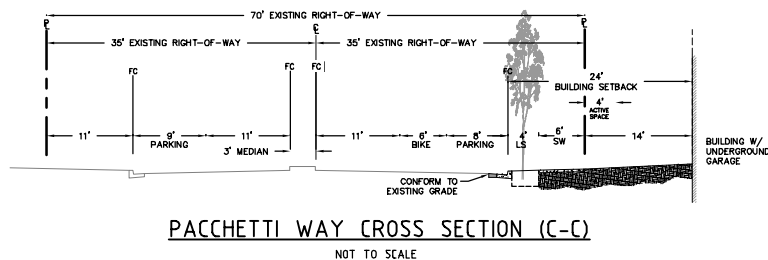
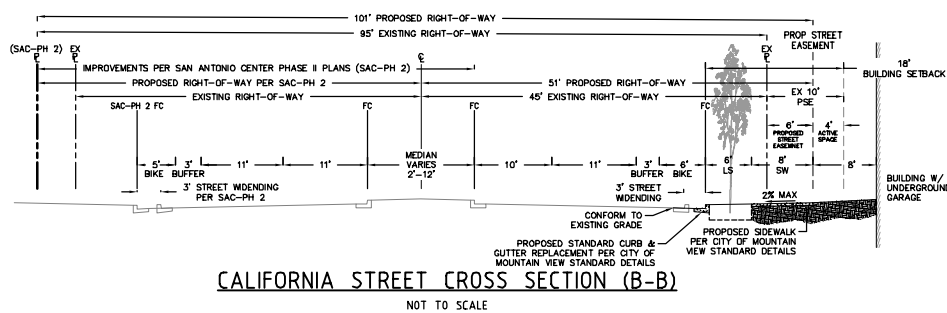
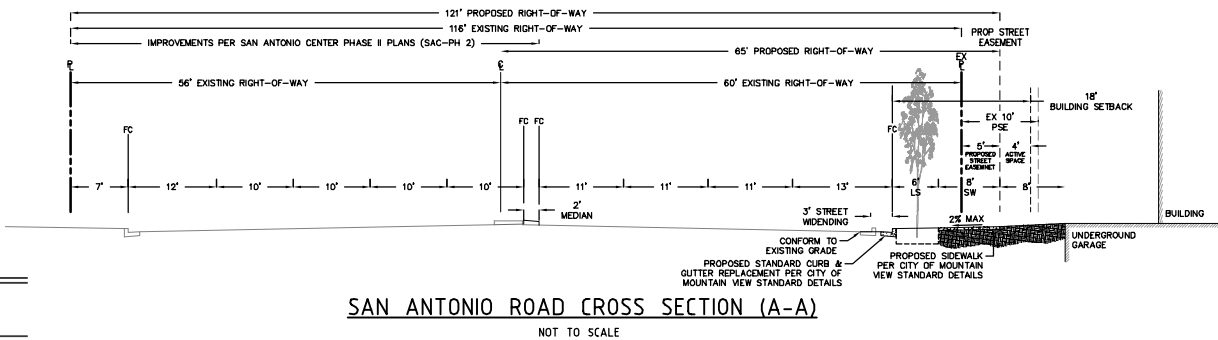
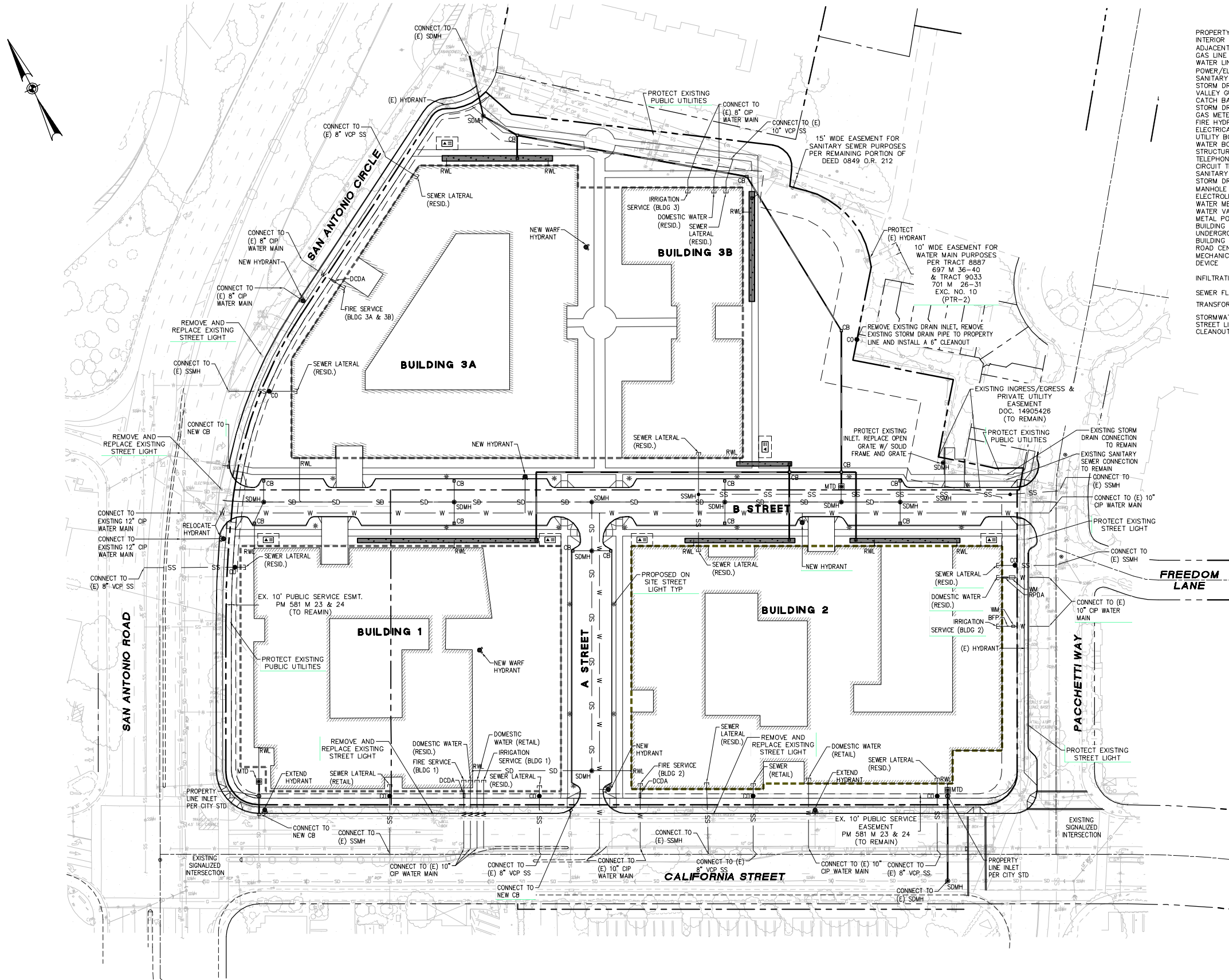


FIGURE 3-12 Typical Flexible Connection with Vehicle Access Section





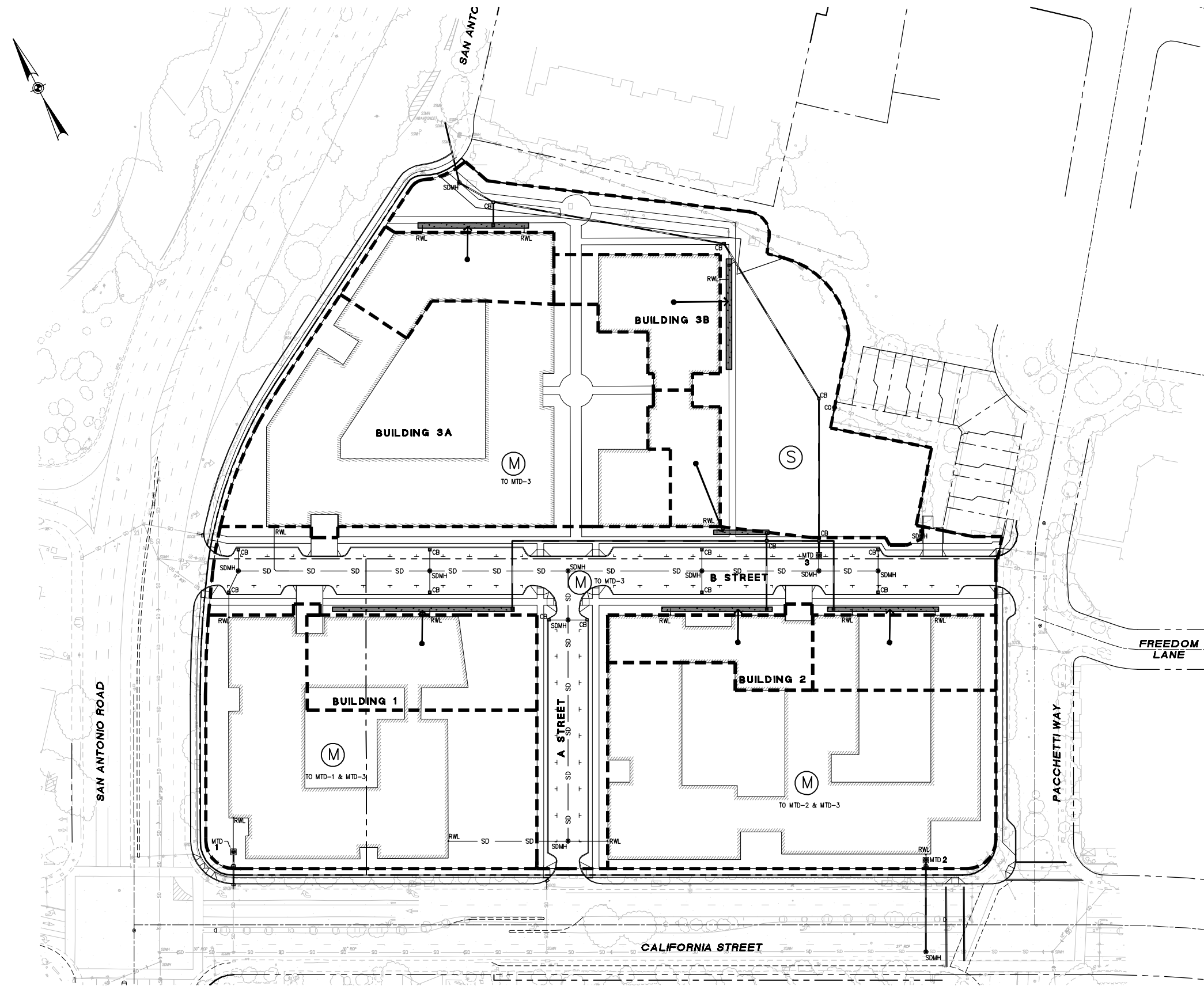
LEGEND

EXISTING	PROPOSED
PROPERTY LINE	PROPERTY LINE
INTERIOR LOT LINE	INTERIOR LOT LINE
ADJACENT/EXTERIOR LOT LINE	ADJACENT/EXTERIOR LOT LINE
GAS LINE	GAS LINE
WATER LINE	WATER LINE
POWER/ELECTRICAL LINE	POWER/ELECTRICAL LINE
SANITARY SEWER LINE	SANITARY SEWER LINE
STORM DRAIN LINE	STORM DRAIN LINE
VALLEY CUTTER	VALLEY CUTTER
CATCH BASIN	CATCH BASIN
STORM DRAIN INLET	STORM DRAIN INLET
GAS METER	GAS METER
FIRE HYDRANT	FIRE HYDRANT
ELECTRICAL BOX	ELECTRICAL BOX
UTILITY BOX	UTILITY BOX
WATER BOX	WATER BOX
STRUCTURAL BOX	STRUCTURAL BOX
TELEPHONE BOX	TELEPHONE BOX
CIRCUIT TELEVISION BOX	CIRCUIT TELEVISION BOX
SANITARY SEWER MANHOLE	SANITARY SEWER MANHOLE
STORM DRAIN MANHOLE	STORM DRAIN MANHOLE
MANHOLE (UNSPECIFIED)	MANHOLE (UNSPECIFIED)
ELECTROLYZER	ELECTROLYZER
WATER METER	WATER METER
METAL POST	METAL POST
BUILDING OUTLINE	BUILDING OUTLINE
UNDERGROUND GARAGE	UNDERGROUND GARAGE
BUILDING SETBACK LINE	BUILDING SETBACK LINE
ROAD CENTER LINE	ROAD CENTER LINE
MECHANICAL TREATMENT DEVICE	MECHANICAL TREATMENT DEVICE
INFILTRATION BASIN/SWALE	INFILTRATION BASIN/SWALE
SEWER FLOW DIRECTION	SEWER FLOW DIRECTION
TRANSFORMER	TRANSFORMER
STORMWATER TREATED PIPE	STORMWATER TREATED PIPE
STREET LIGHT CLEANOUT	STREET LIGHT CLEANOUT

- GENERAL UTILITY NOTES**
- ALL EXISTING UTILITY SERVICE CONNECTIONS SHALL BE ABANDONED PER CITY STANDARDS.
 - ON-SITE UTILITIES, INCLUDING THE UTILITIES IN A AND B STREET, ARE TO BE PRIVATELY MAINTAINED.
 - STORM LATERAL PROPERTY LINE INLETS ARE SEPARATE AND OUTSIDE OF MTD TREATMENT UNIT.
 - TREES SHALL HAVE A 10' MINIMUM HORIZONTAL CLEARANCE FROM SANITARY SEWER SERVICES AND A 5' MINIMUM CLEARANCE FROM WATER SERVICES.

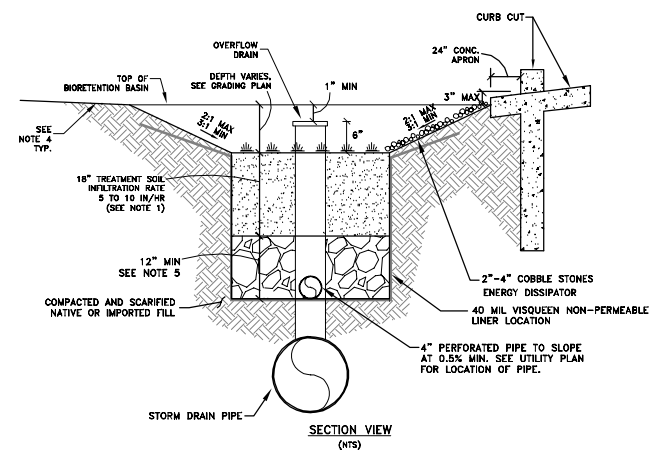
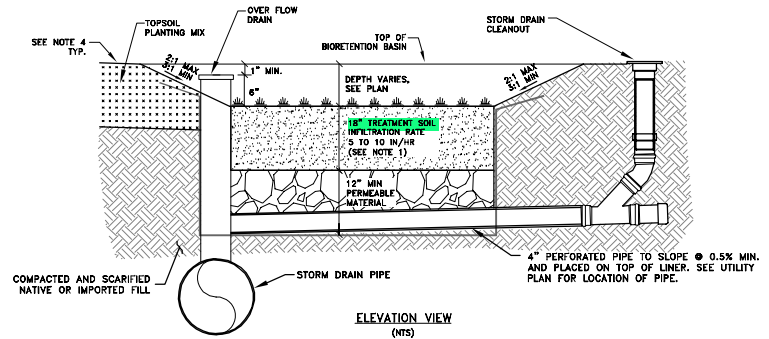


C4.0



LEGEND:

- — — — — TRIBUTARY AREA BOUNDARY
- DISCHARGE TO AREA
- ▨ INFILTRATION BASIN/SWALE
- (M) MECHANICAL TREATMENT (APPROXIMATELY 70% OF SITE)
- (S) SELF TREATING
- 50--- EXISTING MAJOR CONTOUR
- 49--- EXISTING MINOR CONTOUR
- 50--- PROPOSED MAJOR CONTOUR
- 49--- PROPOSED MINOR CONTOUR
- --- PROPOSED UNDERGROUND GARAGE
- --- PROPOSED BUILDING
- --- PROPOSED STORMWATER TREATED PIPE



BIORETENTION SECTION DETAIL

- NOTE:
- FOR TREATMENT SOIL SPECIFICATION, SEE APPENDIX C IN SCVURPPP C3 STORMWATER HANDBOOK DATED APRIL 2012.
 - BACKFILL BIORETENTION ONLY WITH PERMEABLE PLANTING MATERIAL AND DRAIN ROCK AS SPECIFIED IN THIS DETAIL. ABSOLUTELY NO NATIVE MATERIAL SHALL BE USED FOR BACKFILL. CONTRACTOR MUST COORDINATE WITH CIVIL ENGINEER PRIOR TO CONSTRUCTION.
 - CONTACT THE CITY'S URBAN RUNOFF COORDINATOR FOR INSPECTION DURING INSTALLATION OF BIOTREATMENT SOIL OF THE TREE POD SYSTEM, AND FINAL LANDSCAPING. RESULT FROM A PERCOLATION RATE SHALL BE GREATER THAN 5.0 IN/HR AND LESS THAN 10.0 IN/HR.
 - A MINIMUM 2-FOOT LEVEL CLEARANCE (MAX 2%) SHALL BE PROVIDED BETWEEN THE TOP OF BASIN AND WALKWAYS/PUBLIC SIDEWALKS.
 - DRAIN ROCK TO BE CLASS 2 PERMEABLE MATERIAL PER CALTRANS STANDARD SPECIFICATIONS, SECTION 6B-2.02F.