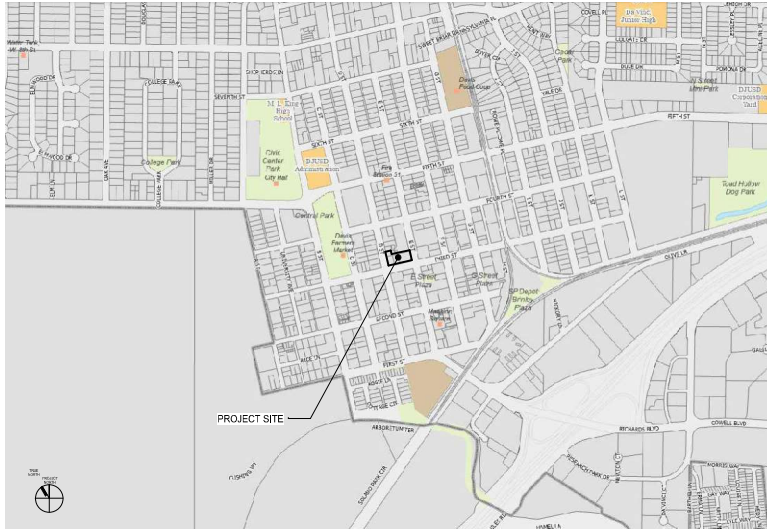


PLANNING APPLICATION

305 E STREET, 509, 503 3RD STREET  
DAVIS, CA





PROJECT SITE

VICINITY MAP

UNIT AND AREA SUMMARY										
3RD STREET										
DAVIS, CA										
LATEST UPDATE: MAY 31, 2024										
BUILDING 1										
CONSTRUCTION TYPE: TYPE IIIA										
FLOOR: T-1 WOOD OVER CONCRETE SLAB										
UNIT	TYPE	DESCRIPTION	UNIT AREA	FLOOR LEVELS	2ND	3RD	4TH	5TH	ROOF	UNIT TOTAL
			SF							% RATIO
1 BEDROOM	A1.0	1 BDRM / 1 BATH	482	1	1	1	1	1	-	5
	A2.0	1 BDRM / 1 BATH	485	-	2	2	2	2	-	8
	A3.0	1 BDRM / 1 BATH	503	-	1	1	1	1	-	4
1 BEDROOM SUB-TOTAL			469	1	4	4	4	4	0	17
2 BEDROOM	B1.0	2 BDRM / 2 BATH	789	1	2	2	2	2	-	9
2 BEDROOM SUB-TOTAL			789	1	2	2	2	2	0	9
3 BEDROOM	C1.0	3 BDRM / 3 BATH	1,126	-	2	2	2	-	-	6
	C1.1	3 BDRM / 3 BATH	983	1	-	-	-	-	-	1
	C1.2	3 BDRM / 3 BATH	1,066	-	-	-	-	3	-	3
	C2.0	3 BDRM / 3 BATH	1,054	-	1	1	1	1	-	3
	C3.0	3 BDRM / 3 BATH	860	-	1	1	1	1	-	4
3 BEDROOM SUB-TOTAL			3,919	1	4	4	4	4	0	17
4 BEDROOM	D1.0	4 BDRM / 3 BATH	1,141	1	1	1	1	1	-	5
	D1.1	4 BDRM / 3 BATH	1,156	-	1	1	1	1	-	4
	D2.0	4 BDRM / 3 BATH	1,270	-	1	1	1	1	-	4
	D2.1	4 BDRM / 3 BATH	1,069	-	-	-	-	1	-	1
	D3.0	4 BDRM / 3 BATH	1,153	-	1	1	1	1	-	3
	D4.0	4 BDRM / 3 BATH	1,270	-	1	1	1	1	-	3
4 BEDROOM SUB-TOTAL			5,919	1	4	4	4	4	0	20
TOTAL UNITS			1,187	1	5	5	5	5	0	20
TOTAL FEET			166		4	15	15	14	0	63
NET RENTABLE RESIDENTIAL AREA IS MEASURED CENTER OF DEMISING WALL, EXTERIOR FACE OF STUD OF EXTERIOR WALL AND CORRIDOR WALLS, EXCLUDING DECKS										
NET RENTABLE RESIDENTIAL BY FLOOR (EXCLUDING DECKS)			3,384	13,697	13,697	13,697	12,049	0		\$6,531
RESIDENTIAL AMENITIES			2,318	293	293	293	1,485	2,094		6,759
LEASING OFFICE			276	-	-	-	-	-		276
COMMERCIAL			2,857	-	-	-	-	-		2,857
RETAIL			-	-	-	-	-	-		0
GARAGE			-	-	-	-	-	-		0
OTHER (STORAGE, UTILITY ROOMS, CIRCULATION, SHAFTS)			4,046	2,539	2,539	2,539	2,436	1,834		26,753
TOTAL GROSS			16,989	18,675	18,675	18,675	17,522	4,281		83,528

STATISTICS

**PROJECT DESCRIPTION**

THE 3RD STREET PROJECT IS A PRIVATELY FUNDED MIXED-USE MULTI-FAMILY PROJECT WITH RESIDENTIAL UNITS, LOBBY, LEASING, BICYCLE STORAGE, RETAIL, FITNESS CENTER, A LOUNGE ON FLOOR 4, AND LANDSCAPED ROOF DECK AT FLOOR 6.

THE PROJECT CONSISTS OF THE ELEMENTS DESCRIBED BELOW:  
 -43 RESIDENTIAL DWELLING UNITS (SEE STATISTICS FOR MORE INFORMATION)  
 -ALL RESIDENTIAL UNITS ARE ADAPTABLE ACCESSIBLE PER CHAPTER 11A.  
 -UNITS ABOVE THE GROUND FLOOR ARE ACCESSIBLE VIA ELEVATOR.  
 -PROPOSED VERTICAL MIXED-USE BUILDING IS 5-STORIES OF TYPE IIIA WOOD FRAMED CONSTRUCTION.  
 -ALL PUBLIC AREAS AND CORRIDORS ARE ACCESSIBLE PER CHAPTER 11A.  
 -ALL PORTIONS OF THE PROJECT ARE FULLY SPRINKLERED PER 903.3.1.1 NFPA 13.  
 -ALL REFERENCES TO "AUTOMATIC SPRINKLER SYSTEM MEAN PER 903.3.1.1 NFPA 13."  
 -PROJECT INCLUDES RELEVANT SITE WORK INCLUDING EXCAVATION, GRADING, PAVING, LANDSCAPING, AND UTILITY CONNECTIONS AS REQUIRED FOR A COMPLETE PROJECT.

**STATE DENSITY BONUS - CONCESSIONS, WAIVERS & INCENTIVES**

THE 305 E STREET PROJECT UTILIZES THE STATE DENSITY BONUS LAW BY INCLUDING MORE THAN 10% OF THE TOTAL UNITS (EXCLUDING BONUS UNITS AS DEFINED BY THE STATE DENSITY BONUS LAW) TO VERY LOW INCOME HOUSEHOLDS, AS FOLLOWING THE PROJECT TWO CONCESSIONS/INCENTIVES AND AN UNLIMITED AMOUNT OF WAIVERS.

BUILDING TYPE/POLOGY PERMITTED IN THE NEIGHBORHOOD-MEDIUM (M4) ZONING DISTRICT PER SECTION 40.14.07.0 OF THE ZONING CODE

MAXIMUM BUILDING DIMENSIONS FOR THE MAIN STREET-LARGE ZONING DISTRICT (MS-L) PER SECTION 40.14.07.0 OF THE ZONING CODE

**WAIVERS:**

HEIGHT LIMIT: WAIVE BUILDING HEIGHT LIMIT PER SECTION 40.13.10.00 OF THE ZONING CODE FROM 4 STORIES AND 40' MAX TO 5 STORIES AND 70' MAX HEIGHT IN THE NEIGHBORHOOD-MEDIUM (M4).

MASSING: WAIVE SETBACK ABOVE FOURTH STORY, PER SECTION 40.14.08.0 OF THE ZONING CODE IN THE MAIN STREET-LARGE ZONING DISTRICT (MS-L).

**CONCESSIONS:**

RECYCLATION/ASSEMBLY USES - FITNESS FACILITY

**ZONING INFORMATION**

DENSITY: DOWNTOWN DAVIS ZONE: MS-L40, L12, L30 (M4-M8, L13, L30)  
 SITE AREA: 27,066 SQFT = 0.62 ACRES  
 ALLOWED DENSITY: MS-L40, MS-L40M, MS-L40S  
 PROPOSED DENSITY: 61 UNITS / GROSS ACRES = 101.6 UNITS / ACRE

LEGAL DESCRIPTION: PARCEL ONE: LOTS 7-8, CITY OF DAVIS BLK 31 L 7 & 8 MB 3 PG 71  
 PARCEL TWO: LOT 15, CITY OF DAVIS BLK 31 L 15 MB 3 PG 71  
 PARCEL THREE: LOT 16, MA

ASSESSOR'S PARCEL #: LOT 7A, 305 E STREET: 070-212-009-000  
 LOT 15, 509 3RD STREET: 070-212-009-000  
 LOT 16, 515 3RD STREET: 070-212-009-000  
 LOT 16, 503 3RD STREET: 070-212-017-000

ZONING DISTRICT: LOTS 7-8: MAIN STREET - LARGE ZONE (MS-L40, L13, L30)  
 LOT 15-16: NEIGHBORHOOD - MEDIUM ZONE (M4-M8, L13, L30)

FAR: 27,066 SQFT / 0.62 ACRES (COMMERCIAL + RESIDENTIAL)  
 SFA: 89,700 SF  
 FAR: 89,400 / 24,208 = 3.69  
 LOT COVERAGE: 17,010 SF (65%)

REQUIRED SETBACKS: FRONT AT E ST: 0 MIN / 10' MAX  
 FRONT D ST: 0 MIN / 10' MAX  
 SIDE AT 3RD ST: 0 MIN / 10' MAX  
 SIDE AT BUILDING: 0 MIN

**BUILDING INFORMATION**

BUILDING ADDRESS: 305 E STREET DAVIS, CA 95616  
 903, 909, 915 3RD STREET DAVIS, CA 95616

NUMBER OF STORIES: 1 FLOOR OF MIXED USE, 4 FLOORS OF RESIDENTIAL

ALLOWABLE HEIGHT: MS-M 5 STORIES MAX, 165' MAX (T.O. PLATE ROOF) / 75' MAX OVERALL  
 MS-L 4 STORIES MAX, 140' MAX (T.O. PLATE ROOF) / 60' MAX OVERALL

PROPOSED HEIGHT: NA

CONSTRUCTION TYPE: TYPE IIIA (5 STORIES)

PROPOSED USES: RESIDENTIAL USES - RESIDENTIAL  
 RETAIL FOOD USES - GENERAL RETAIL  
 OFFICE/RECREATION USES - ADMINISTRATIVE/PROFESSIONAL OFFICE  
 RECREATION/ASSEMBLY USES - FITNESS FACILITY

OCCUPANCY TYPES: R-2 (RESIDENTIAL)  
 B-BUSINESS (LEASING OFFICE & TENANT SPACE)  
 A-2 ASSEMBLY (FITNESS CENTER)

SPRINKLERED: YES  
 FIRE ALARM: YES  
 HIGH RISE: NO  
 EXISTING SQFT: NA

**PARKING**

VEHICLE PARKING PROPOSED: NONE

VEHICLE PARKING PROPOSED: NONE

BICYCLE PARKING PROPOSED:  
 CLASS I SPACES = 125 SPACES (75% TOTAL BEDS)  
 COMMERCIAL = 0 SPACES  
 CLASS II SPACES = 41 SPACES (25% TOTAL BEDS)  
 COMMERCIAL = 0 SPACES  
 TOTAL = 166 SPACES

BICYCLE PARKING PROPOSED:  
 CLASS I SPACES = 170 SPACES  
 COMMERCIAL = 0 SPACES  
 CLASS II SPACES = 44 SPACES  
 COMMERCIAL = 0 SPACES  
 TOTAL = 220 SPACES

**PROJECT TEAM**

APPLICANT/COWNER: DDO PARTNERSHIP  
 P.O. BOX 7009  
 DAVIS, CA 95617  
 P: 916.936.2099  
 CONTACT: ANDREW DOWLING

ARCHITECT: DDE ARCHITECTURE  
 560 HOWARD ST  
 SAN FRANCISCO, CA 94103  
 P: 415.956.3755  
 CONTACT: JONATHAN ENNIS

OWNER: BPF FINANCERS  
 151 CALIFORNIA ST SUITE 600  
 SAN FRANCISCO, CA 94111  
 P: 415.550.7303  
 CONTACT: MIKE O'CONNELL

LANDSCAPE: MCCOY/DOUGLANDSCAPE  
 ARCHITECTURE, INC.  
 3024 5TH AVE  
 SAN DIEGO, CA 92103  
 P: 619.286.3150  
 CONTACT: DAVID MCCULLOUGH

**SHEET INDEX**

AP01 PROJECT INFORMATION  
 AP02 RENDERSINGS  
 AP03 RENDERSINGS  
 AP04 EXISTING CONDITIONS  
 AP05 CONTEXTUAL MAP  
 AP06 SITE DIAGRAMS  
 AP08 MASSING EXHIBIT  
 C1.01 TITLE SHEET  
 C2.01 EXISTING CONDITIONS  
 C3.01 DEMOLITION PLAN  
 C4.01 SITE PLAN  
 C4.01 GRADING & DRAINAGE PLAN  
 C5.01 UTILITY PLAN  
 C7.01 STORMWATER CONTROL PLAN  
 C8.01 FIRE ACCESS PLAN

L1.00 LANDSCAPE PLAN - LEVEL 01  
 L1.02 LANDSCAPE PLAN - ROOF DECK  
 AP1.00 SITE PLAN - GRADE  
 AP2.01 FLOOR 1  
 AP2.02 FLOOR 2-4  
 AP2.03 ROOF PLAN  
 AP2.04 ELEVATIONS  
 AP2.05 ELEVATIONS  
 AP2.06 MATERIAL BOARD

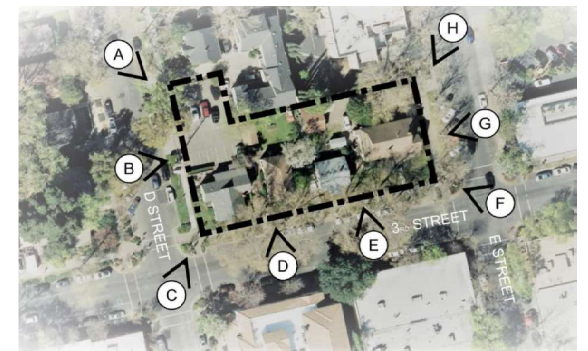
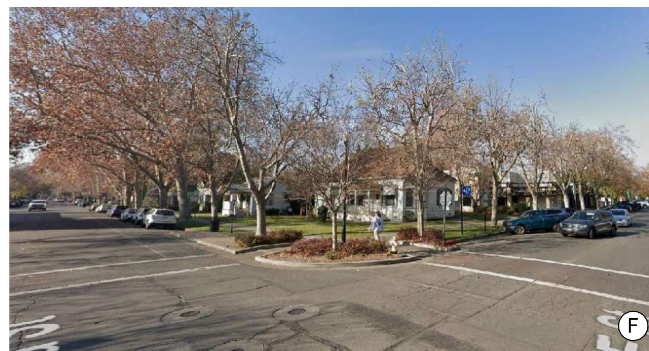
TR1.00 SITE PLAN  
 TR1.01 RES. TRASH TERMINATION ROOM  
 TR1.02 COMMERCIAL TRASH ROOM













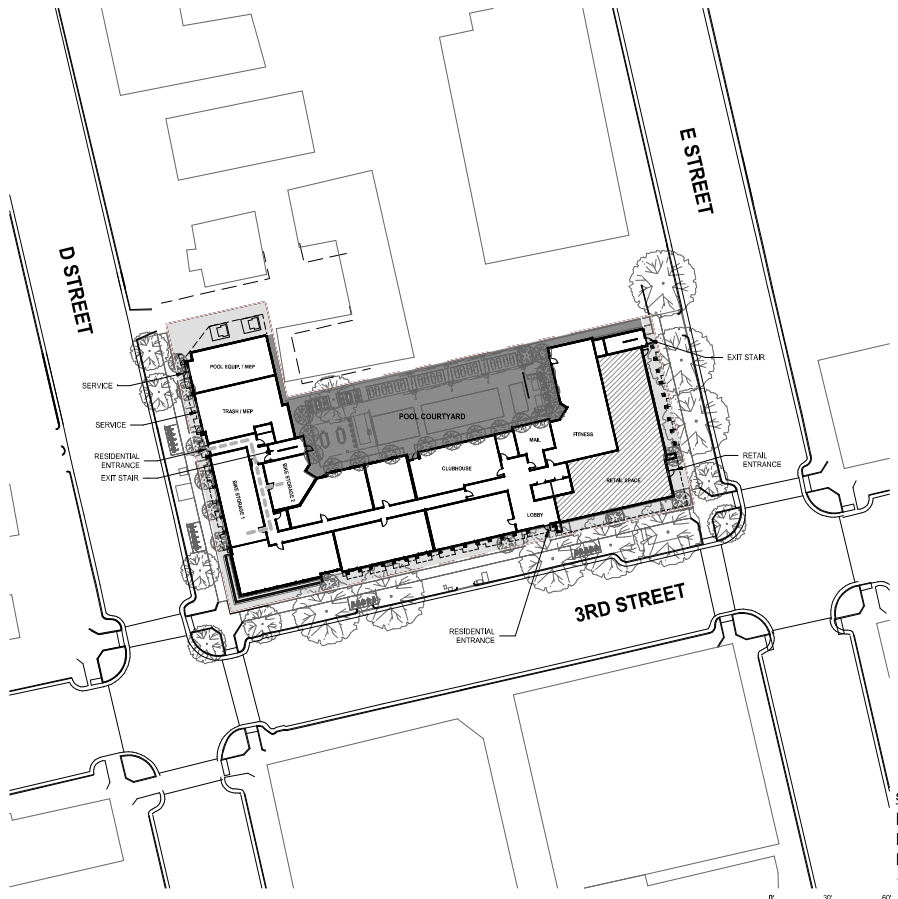
**ZONING LEGEND**

	N-M NEIGHBORHOOD MEDIUM
	N-L NEIGHBORHOOD LARGE
	MS-M MAIN STREET MEDIUM
	MS-M MAIN STREET MEDIUM (UP TO 5 STORIES)
	MS-L MAIN STREET LARGE
	MS-L MAIN STREET LARGE (UP TO 5 STORIES)
	CORNER ELEMENT
	SHOPFRONT FRONTAGE REQUIRED
	DAVIS SQUARE ZONE BOUNDARY



CONTEXTUAL MAP AP0.06

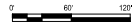
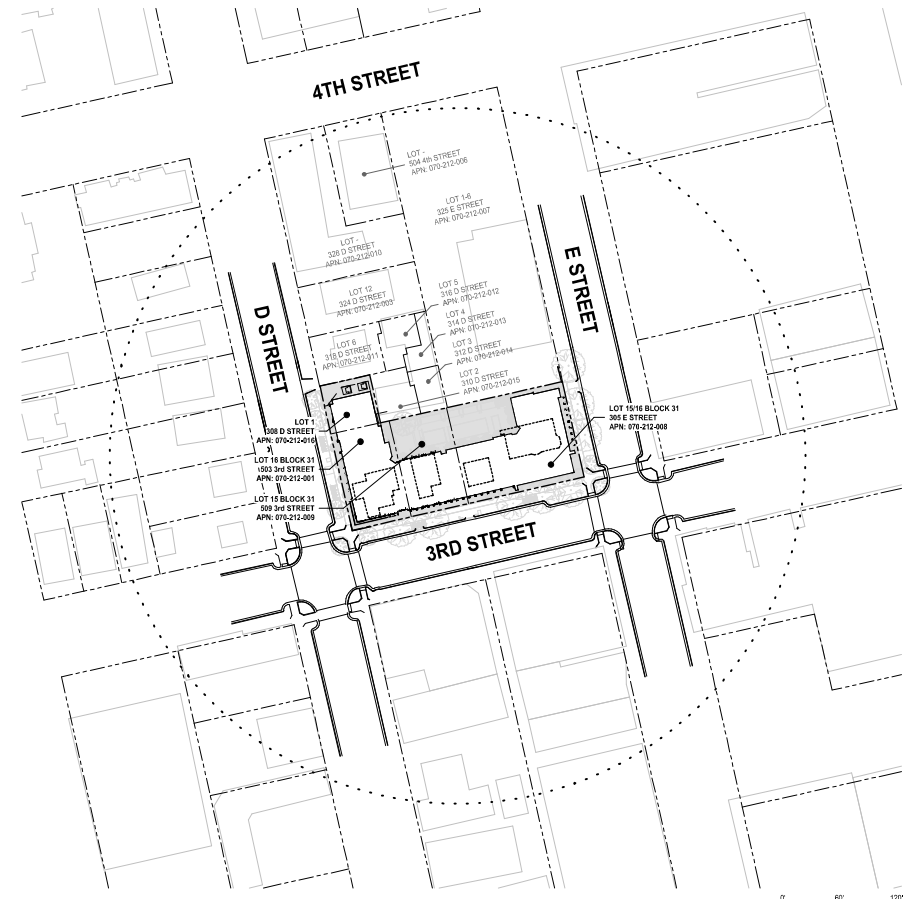
DAVIS, CA JUNE 21, 2024



- SITE LEGEND**
- OPEN PUBLIC SPACE
  - PRIVATE RESIDENTIAL SPACE
  - RETAIL SPACE
  - BICYCLE PATH TO STORAGE

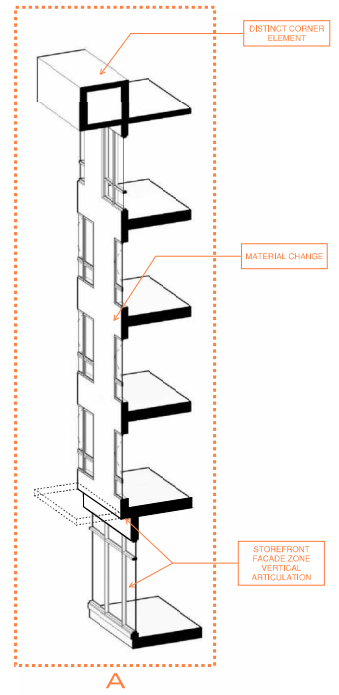
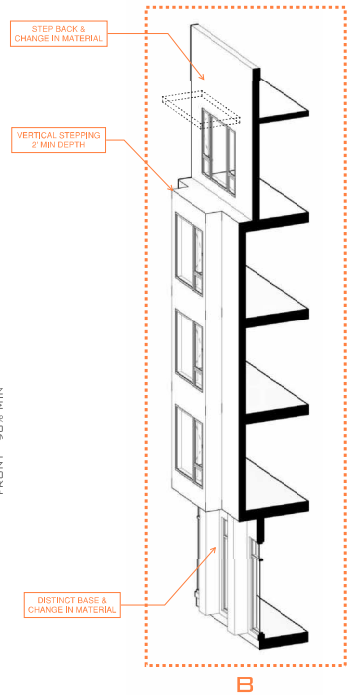
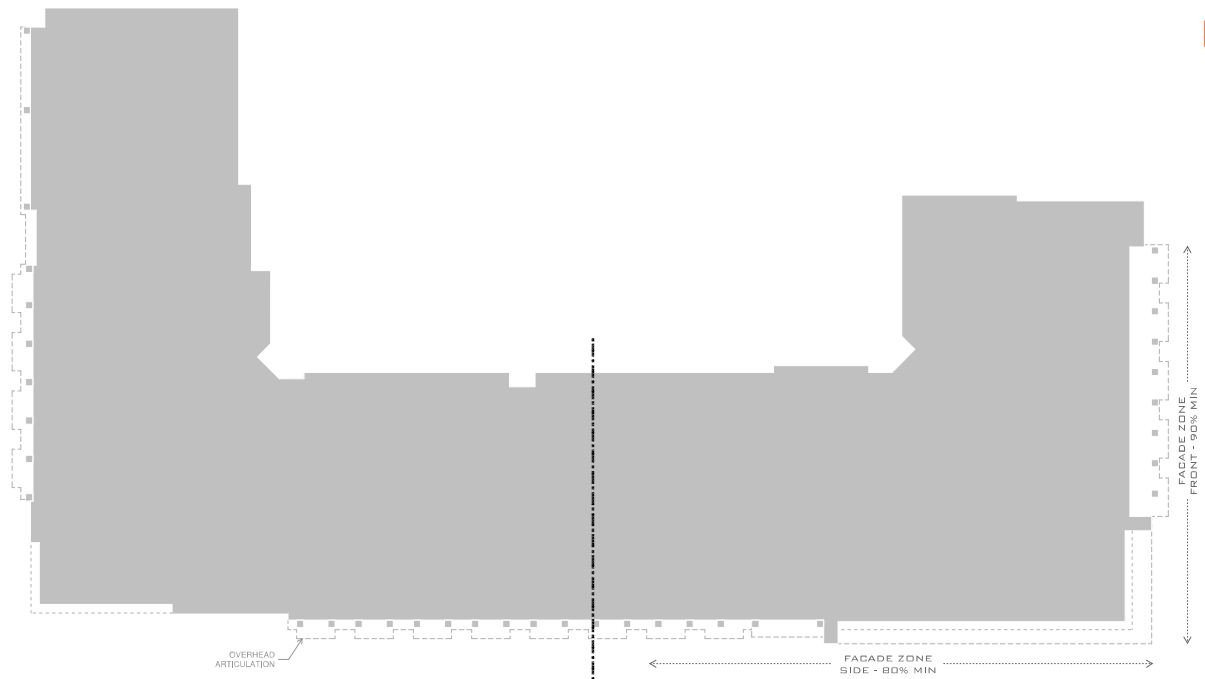


**SITE DIAGRAM - INGRESS/EGRESS 2**  
1" = 30'-0"



**SITE DIAGRAM - 200 ft RADIUS 1**  
1" = 60'-0"





SIDE FACADE E STREET



- VOLUME 5**
- DISTINCT BASE (PLANTER)
  - MATERIAL CHANGE
  - SETBACK FROM MAIN VOLUME
  - VERTICAL ARTICULATION

- VOLUME 3**
- DISTINCT BASE (BRICK W/ PILASTERS)
  - TRIPARTITE MATERIAL CHANGE
  - VERTICAL ARTICULATION & STEPBACK

- VOLUME 1 | CORNER ELEMENT**
- WIDTH: 25% MIN. TO 30% MAX. OF LONGEST ASSOCIATED FACADE
  - STEPBACK FROM MAIN VOLUME
  - VERTICAL ARTICULATION
  - STRONG VISUAL DESIGN ELEMENT

- VOLUME 2**
- DISTINCT BASE (BRICK W/ PILASTERS)
  - TRIPARTITE MATERIAL CHANGE
  - VERTICAL ARTICULATION & STEPBACK

- VOLUME 3**
- MURAL ELEMENT

# 305 EAST STREET PLANNING SUBMITTAL

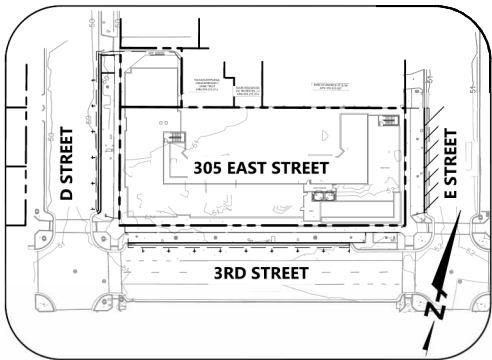
CITY OF DAVIS, YOLO COUNTY, CALIFORNIA

### ABBREVIATIONS

AB	AGGREGATE BASE	LF	LINEAR FEET
AC	ASPHALT CONCRETE	LG	UP OF GUTTER
ACC	ACCESSIBLE	LID	LOW IMPACT DEVELOPMENT
ACP	ASBESTOS CEMENT PIPE	LOW	LIMIT OF WORK
AD	AREA DRAIN	LT	LIGHT
ADJ	ADJACENT	LS/CP	LANDSCAPE
APP	APPENDIX	LIGHT	LIGHT
APN	ACCESSORS PARCEL NUMBER	LT	LANDSCAPE
AWSS	AUXILIARY WATER SUPPLY SYSTEM	MAX	MAXIMUM
B/W, BW	BACK OF WALK	MIN	MINIMUM
BC	BEGINNING OF CURVE	MH	MANHOLE
BCR	BEGINNING CURB RETURN	N	NORTH
BFP	BACKFLOW PREVENTER	NTS	NOT TO SCALE
BLD, BLDG	BUILDING	NO	NUMBER
BTM	BOTTOM	OC	OFF CENTER
BRG	BOTTOM OF RETAINING CURB	OD	OUTSIDE DIAMETER
BSW	BACK OF SIDEWALK	OH	OVERHEAD
C&G	CURB AND GUTTER	OR, O.R.	OFFICIAL RECORD
CB	CATCH BASIN	PCC	PORTLAND CEMENT CONCRETE
CCP	CONCRETE CYLINDER PIPE	PERF	PERFORATED
CL	CENTER LINE	PG&E	PACIFIC GAS & ELECTRIC
CLR	CLEARANCE	PKG	PARKING
CO	CLEANOUT	PL	PROPERTY LINE
CONC	CONCRETE	PCC	POINT OF CONNECTION
COR	CORNER	PUE	PROPOSED
CATV, CTV	CABLE TELEVISION	PVI	PUBLIC UTILITY EASEMENT
CSDA	DOUBLE CHECK DETECTOR ASSEMBLY	PVC	POLYVINYL CHLORIDE
DI	DROP INLET	PVI	POINT OF VERTICAL INFLECTION
DIA	DIAMETER	R	RADIUS, RIGHT OF ALIGNMENT LINE
DMA	DRAINAGE MANAGEMENT AREA	RCP	REINFORCED CONCRETE PIPE
DOC, DU	DOCUMENT	RM	RM ELEVATION
DW	DOMESTIC WATER	R	RELATIVE COMPACTION
DWC	DRAINAGE	RFL	ROOF LEADER
DWY	DRIVEWAY	R/W, ROW	RIGHT OF WAY
E	EAST	S	SLOPE, SOUTH
E, ELEC	ELECTRIC	SAN	SANITARY
EASE, ESMT	EASEMENT	SD	STORM DRAIN
EB	ELECTRIC BOX	SDCB	STORM DRAIN CATCH BASIN
EC	END OF CURVE	SF	SQUARE FEET
EOR	END CURB RETURN	S.E.P.	SEE ELECTRICAL PLANS
EG	EXISTING GROUND	S/W, SW	SEE ARCHITECTURAL PLANS
EL, ELEV	ELEVATION	S.A.P.	SEE ARCHITECTURAL PLANS
EM	ELECTRIC METER	SDAD	STORM DRAIN AREA DRAIN
EP	EDGE OF PAVEMENT	SOCO	STORM DRAIN CLEANOUT
EX, EXIST	EXISTING	SDOI	STORM DRAIN DROP INLET
FC	FACE OF CURB	SDMH	STORM DRAIN MANHOLE
FDC	FIRE DEPARTMENT CONNECTION	S.F.P.P.	SEE FIRE PROTECTION PLAN
FF	FINISHED FLOOR	S.J.T.P.	SEE JOINT TRENCH PLANS
FG	FINISHED GRADE	SL	STREET LIGHT
FH	FIRE HYDRANT	SLB	STREET LIGHT BOX
FL	FLOWLINE	S.L.P.	SEE LANDSCAPE PLANS
FNC	FENCE	S.P.P.	SEE PLUMBING PLANS
FO	FIBER OPTIC CABLE	SS	SANITARY SEWER
FS	FIRE SERVICE	SSCO	SANITARY SEWER CLEANOUT
FT	FEET	SSMH	SANITARY SEWER MANHOLE
FW	FIRE WATER	S.S.P.	SEE STRUCTURAL PLANS
GA	GAS	ST	STREET
GB	GRADE BREAK	STA	STATION
GM	GAS METER	STD	STANDARD
GND	GROUND	T, TEL, TELE	TELEPHONE
GPM	GALLONS PER MINUTE	TO BE DETERMINED	TO BE DETERMINED
GR	GRATE, GRATE ELEVATION	TBD	TO BE DETERMINED
GV	GATE VALVE	TC	TOP OF CURB
HDPE	HIGH DENSITY POLYETHYLENE	TP	TOP OF PAVEMENT
HP	HIGH POINT	TRANS	TRANSFORMER
H, HORIZ	HORIZONTAL	TRC	TOP OF RETAINING CURB
ID	INNER DIAMETER	TTC	THEORETICAL TOP OF CURB
INV	INVERT	TYP	TYPICAL
IRRG, IRR	IRRIGATION	VG	VALLEY GUTTER
JP	JOINT POLE	UB	UTILITY BOX
JT	JOINT TRENCH	USA	UNDERGROUND SERVICE ALERT
L/C, LS	LANDSCAPE	W	WATER, WEST
		WM	WATER METER
		WV	WATER VALVE

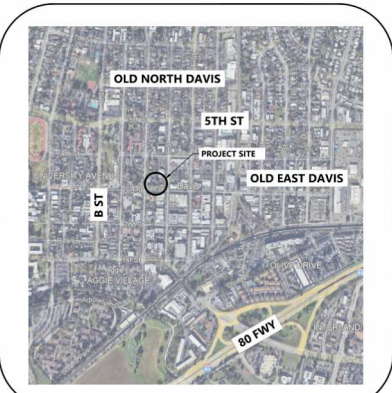
### LEGEND

SITE BOUNDARY	PROPOSED	EXISTING	WATER VALVE	
LIMIT OF WORK	---	---	MONUMENT	
EASEMENT	---	---	TRANSFORMER	
APPROX. CONTOURS			BIKE RACK	
FENCE			STREET LIGHT	
STORM DRAIN			INLET PROTECTION	
SANITARY SEWER			POLE LIGHT	
WATER MAIN			STORM DRAIN CLEAN OUT	
FIRE WATER MAIN			STORM DRAIN AREA DRAIN	
GAS LINE			STORM DRAIN CATCH BASIN	
JOINT TRENCH			OVERHEAD WIRES	
SANITARY SEWER CLEAN OUT			STREET SIGN	
SANITARY SEWER MANHOLE			SPOT ELEVATION	
STORM DRAIN CURB INLET			WATER METER	
STORM DRAIN MANHOLE			BACK FLOW PREVENTER	
DETECTOR CHECK			JOINT POLE	
FIRE DEPARTMENT CONNECTION			TREE	
FIRE HYDRANT				



SITE PLAN

SCALE: 1"=50'



LOCATION MAP

NTS

CIVIL SHEET INDEX		
PAGE NO.	SHEET NO.	SHEET TITLE
1	C1.01	TITLE SHEET
2	C2.01	EXISTING CONDITIONS
3	C3.01	DEMOLITION PLAN
4	C4.01	SITE PLAN
5	C5.01	GRADING AND DRAINAGE PLAN
6	C6.01	UTILITY PLAN
7	C7.01	STORMWATER CONTROL PLAN
8	C8.01	FIRE ACCESS PLAN

### PROJECT SUMMARY

<b>APPLICANT</b>	DAN DOWLING DOWLING PROPERTIES, INC 503 3RD STREET DAVIS, CA 94616 590.902.3999
<b>ARCHITECT</b>	TREVOR SCHUR BSE ARCHITECTURE 53 W JACKSON BOULEVARD, SUITE 1532 CHICAGO, IL 60604 415.677.5965
<b>LANDSCAPE ARCHITECT</b>	MAHALAKSHMI BALACHANDRAN MOCULLOUGH LANDSCAPE ARCHITECTS 1111 BRADWAY, SUITE 1320 OAKLAND, CA 94607 619.296.3150
<b>CIVIL ENGINEER</b>	ALYSSA JACOBSON, PE BKF ENGINEERS 150 CALIFORNIA STREET, SUITE 600 SAN FRANCISCO, CA 94111 415.930.7900
<b>TOTAL AREA</b>	27,066 SF (0.62 AC)
<b>ASSESSOR'S PARCEL NO.</b>	070-212-016, 070-212-001, 070-212-009, 070-212-008
<b>ZONING DESIGNATION</b>	M-U
<b>EXISTING LAND USE</b>	RESIDENTIAL
<b>PROPOSED LAND USE</b>	RESIDENTIAL, OFFICE, MIXED-USE
<b>FLOOD ZONES</b>	AREA WITH MINIMAL FLOODING

THE ABOVE INFORMATION WAS TAKEN PER FLOOD INSURANCE RATE MAP (FIRM) NO. 061130610, EFFECTIVE DATE OF JUNE 18, 2010 FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

### UTILITIES

<b>WATER SUPPLY:</b>	WOODLAND-DAVIS CLEAN WATER AGENCY
<b>FIRE PROTECTION:</b>	DAVIS FIRE DEPARTMENT
<b>SEWAGE DISPOSAL:</b>	CITY OF DAVIS
<b>STORM DRAIN:</b>	CITY OF DAVIS
<b>GAS &amp; ELECTRIC:</b>	VALLEY CLEAN ENERGY

### BASIS OF BEARINGS

THE BEARINGS AND DISTANCES SHOWN HEREON, IF ANY, ARE BASED UPON THE MONUMENTS FOUND ALONG THE SOUTH LINE OF THE LOTS 1, 2, & 3 AS SHOWN ON THE MAP FILED IN BOOK 2003, BOOK OF MAPS, PAGES 65-66. THAT BEARING WAS TAKEN AS: NORTH 76°45'00" EAST

### BENCHMARK

PID JS4829  
LOCATED AT THE INTERSECTION OF B AND 3RD STREETS, AT THE SOUTHWEST CORNER OF THE MUNICIPAL PARKING LOT.  
ELEVATION = 51.0 FEET (DATUM NAVD 88).

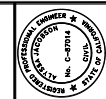
### ENGINEER'S STATEMENT

THESE IMPROVEMENT PLANS HAVE BEEN PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH STANDARD ENGINEERING PRACTICE.

ALYSSA JACOBSON, P.E. PROJECT MANAGER  
DATE: \_\_\_\_\_

### SYMBOL LEGEND

SYMBOL	DESCRIPTION
	SECTION A ON SHEET C1.01
	DETAIL A ON SHEET C1.01

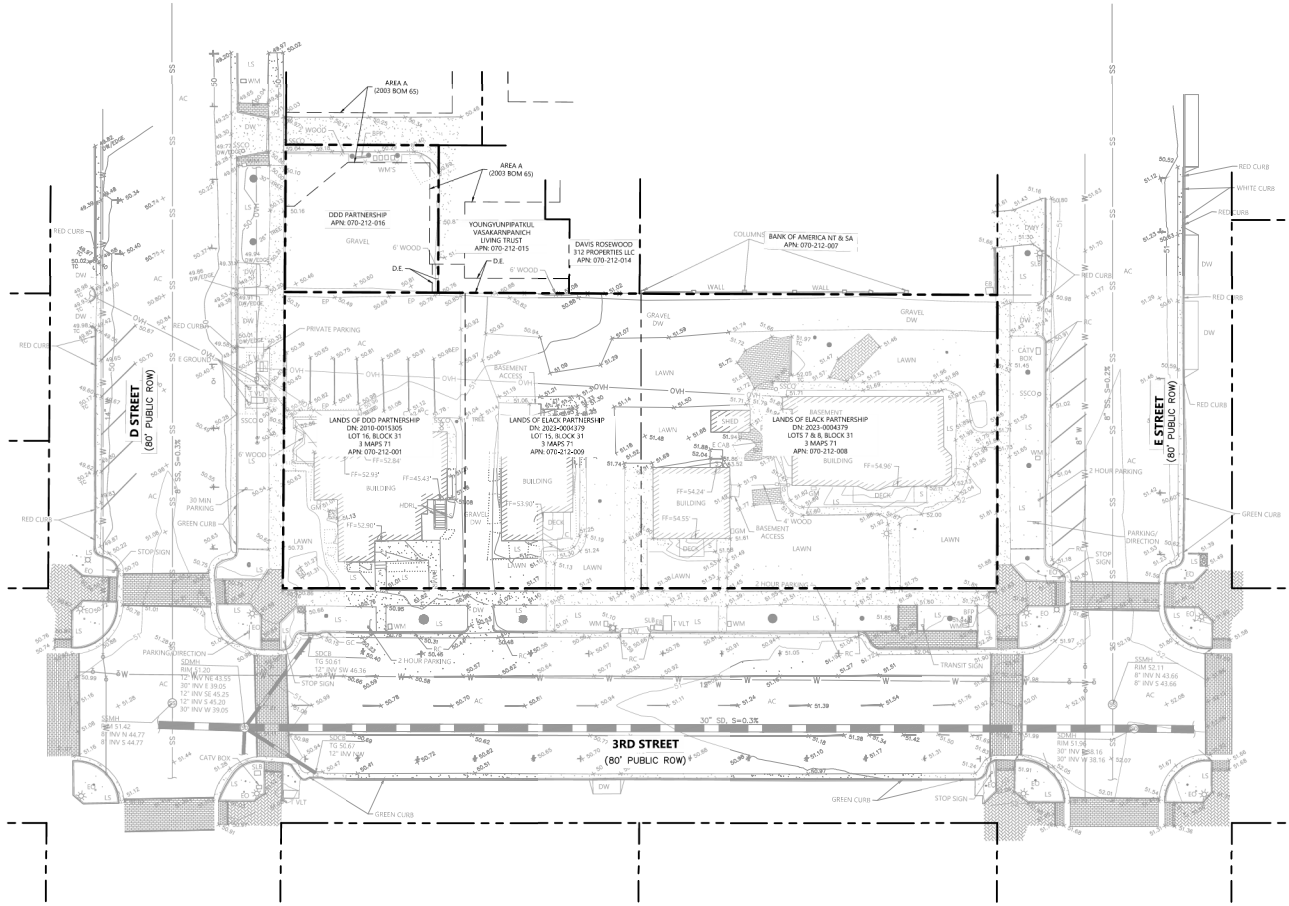


**PRELIMINARY**  
NOT FOR CONSTRUCTION  
DATE: 05/16/2024  
ALYSSA JACOBSON C #87074



**305 E STREET**  
DAVIS, CALIFORNIA  
**TITLE SHEET**

Revisions			
No.			
Date: 5/10/2024	Scale: AS SHOWN	Drawn: JAC	Approved: AJ
Job No: 2024-0033			



**TOPOGRAPHIC NOTES**

UNAUTHORIZED CHANGES & USES: THE PROFESSIONAL PREPARING THIS MAP WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THIS MAP. CHANGES TO THIS MAP MUST BE REQUESTED IN WRITING AND MUST BE APPROVED BY THE PROFESSIONAL.

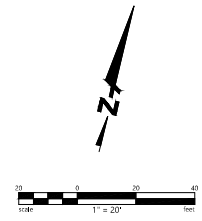
THE LOCATIONS OF EXISTING UNDERGROUND FACILITIES SHOWN ON THESE DRAWINGS ARE APPROXIMATE AND ARE BASED ON OBSERVED TOPOGRAPHIC SURFACE FEATURES AND AVAILABLE INFORMATION. THE PROFESSIONAL PREPARING THIS MAP ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THESE FACILITIES OR FOR THE INADVERTENT OMISSION OF RELATED INFORMATION.

TREE DIAMETERS ARE MEASURED AT CHEST HEIGHT (48"). DRIFLINE DIAMETERS AND TREE SPECIES ARE APPROXIMATE ONLY AND SHOULD BE VERIFIED BY A CERTIFIED ARBORIST.

THE BEARINGS AND DISTANCES SHOWN HEREON, IF ANY, ARE BASED UPON THE MONUMENTS FOUND ALONG THE SOUTH LINE OF LOTS 1, 2, & 3 AS SHOWN ON THE MAP FILED IN BOOK 2003, BOOK OF MAPS, PAGES 65-66. THAT BEARING WAS TAKEN AS: NORTH 76°45'00" EAST

BENCHMARK: PID VS4829, LOCATED AT THE INTERSECTION OF B AND 3RD STREETS, AT THE SOUTHWEST CORNER OF THE MUNICIPAL PARKING LOT. ELEVATION 51.0 (DATUM NAVD 83).

FIELD SURVEY DATE: 03-28-2024 & 03-29-2024, 04-02-2024, 04-18-2024



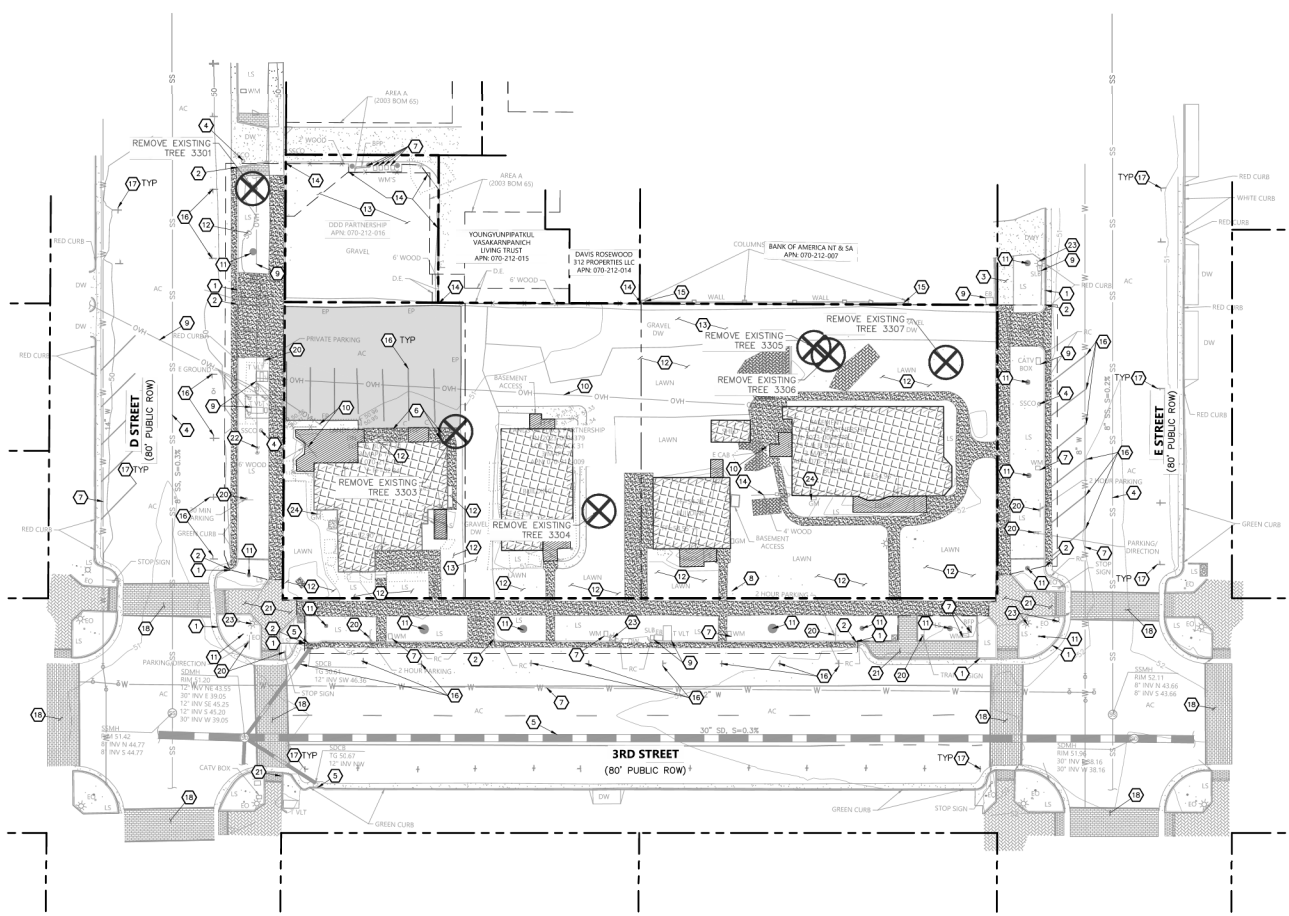
**PRELIMINARY**  
NOT FOR CONSTRUCTION  
DATE: 05/16/2024  
ALYSSA JACOBSON C #87074



**305 E STREET**  
DAVIS, CALIFORNIA  
**EXISTING CONDITIONS**

Revisions	No.	Description

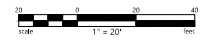
Date: 5/10/2024  
Scale: AS SHOWN  
Drawn: JD  
Checked: JF  
Approved: AJ  
Drawing Number: C2.01  
JOB: 16-2024-0003  
2 OF 8



- LEGEND**
- EXISTING CONCRETE TO BE DEMOLISHED
  - EXISTING BUILDING TO BE DEMOLISHED
  - EXISTING DECK/STAIRS TO BE DEMOLISHED
  - EXISTING PAVERS TO BE DEMOLISHED
  - EXISTING ASPHALT TO BE DEMOLISHED
  - EXISTING TREE TO BE REMOVED
  - SAWCUT LINE

- KEYNOTES**
- 1 EXISTING CURB AND GUTTER TO REMAIN. PROTECT IN PLACE.
  - 2 EXISTING CURB AND GUTTER TO BE DEMOLISHED.
  - 3 EXISTING SIDEWALK TO REMAIN. PROTECT IN PLACE.
  - 4 EXISTING SEWER STRUCTURE/PIPE TO REMAIN. PROTECT IN PLACE.
  - 5 EXISTING STORM DRAIN STRUCTURE/PIPE TO REMAIN. PROTECT IN PLACE.
  - 6 EXISTING SENEOR OR STORM DRAIN STRUCTURE/PIPE TO BE DEMOLISHED.
  - 7 EXISTING WATER STRUCTURE/PIPE TO REMAIN. PROTECT IN PLACE.
  - 8 EXISTING WATER STRUCTURE/PIPE TO BE DEMOLISHED.
  - 9 EXISTING ELEC. OR COMM. STRUCTURE/CONDUIT TO REMAIN. PROTECT IN PLACE.
  - 10 EXISTING ELEC. STRUCTURE/CONDUIT TO BE DEMOLISHED.
  - 11 EXISTING TREE TO REMAIN. TREE PROTECTION REQUIRED. SEE SLIP.
  - 12 EXISTING LANDSCAPE TO BE REMOVED.
  - 13 EXISTING GRAVEL AREA TO BE REMOVED.
  - 14 EXISTING FENCE TO BE REMOVED.
  - 15 EXISTING WALL TO BE REMAIN.
  - 16 EXISTING STRIPING TO BE REMOVED.
  - 17 EXISTING STRIPING TO REMAIN.
  - 18 EXISTING CROSSWALK TO REMAIN.
  - 19 EXISTING SIGN TO REMAIN.
  - 20 EXISTING PAVERS TO REMAIN.
  - 21 EXISTING GUY WIRE TO REMAIN.
  - 22 EXISTING STREET LIGHT TO REMAIN.
  - 23 EXISTING GAS METER TO REMOVED.

**NOTES**  
 1. SEE LANDSCAPE PLANS FOR TREE PROTECTION DETAILS.



**PRELIMINARY**  
 NOT FOR CONSTRUCTION.  
 DATE: 05/16/2024  
 ALYSSA JACOBSON C #87074

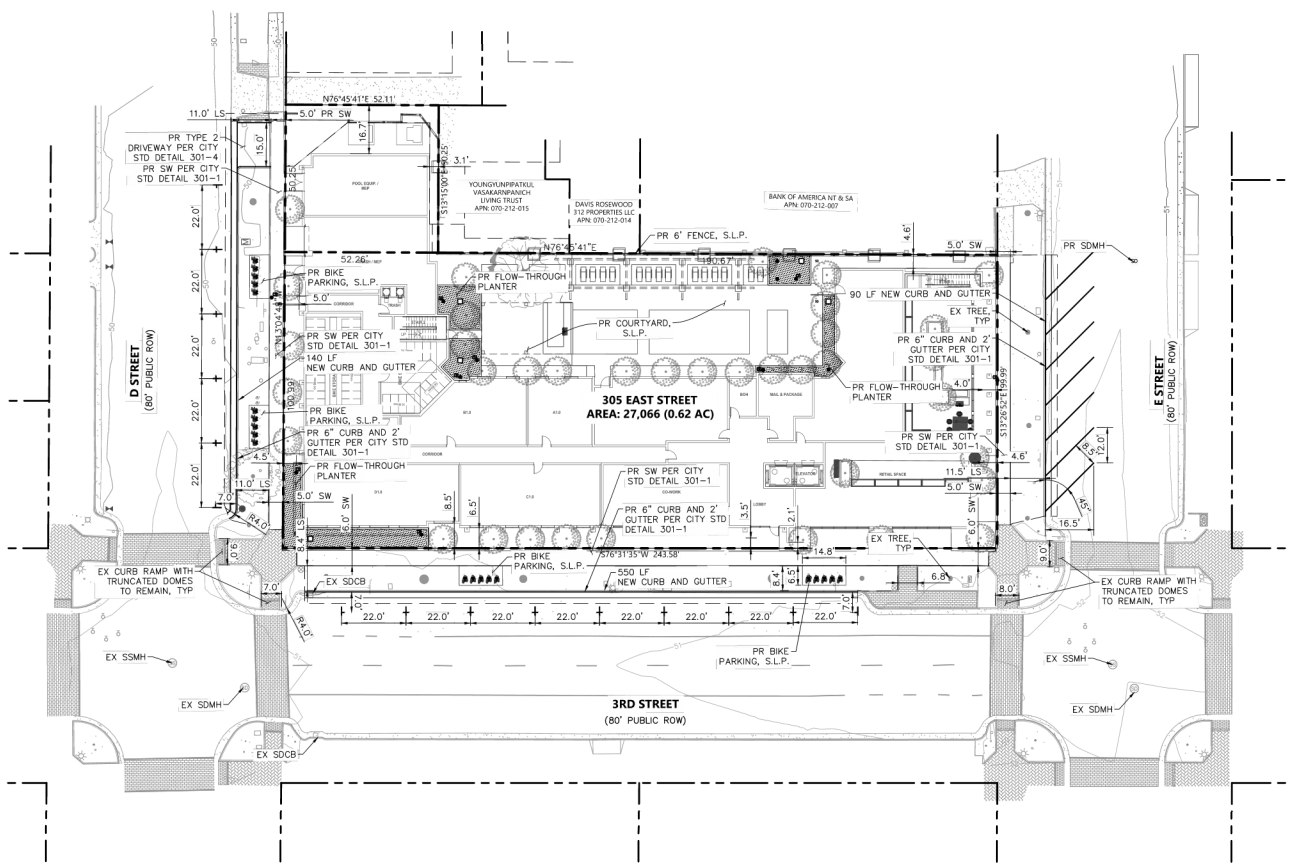


**305 E STREET**  
 DAVIS, CALIFORNIA  
**DEMOLITION PLAN**

Revisions	No.	Description

Date: 5/10/2024  
 Scale: AS SHOWN  
 Designer: JD  
 Drafter: WJR  
 Approver: AJ  
 Job No: 2024-0303

Drawing Number:  
**C3.01**  
 3 OF 8



**PRELIMINARY**  
NOT FOR CONSTRUCTION

DATE: 05/16/2024  
ALYSSA JACOBSON C #87074

**BKF ENGINEERS**  
150 CALIFORNIA STREET  
SAN FRANCISCO, CA 94111  
415.393.9200  
www.bkf.com



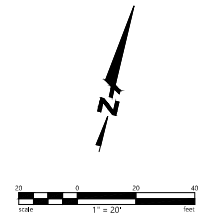
**305 E STREET**  
DAVIS, CALIFORNIA

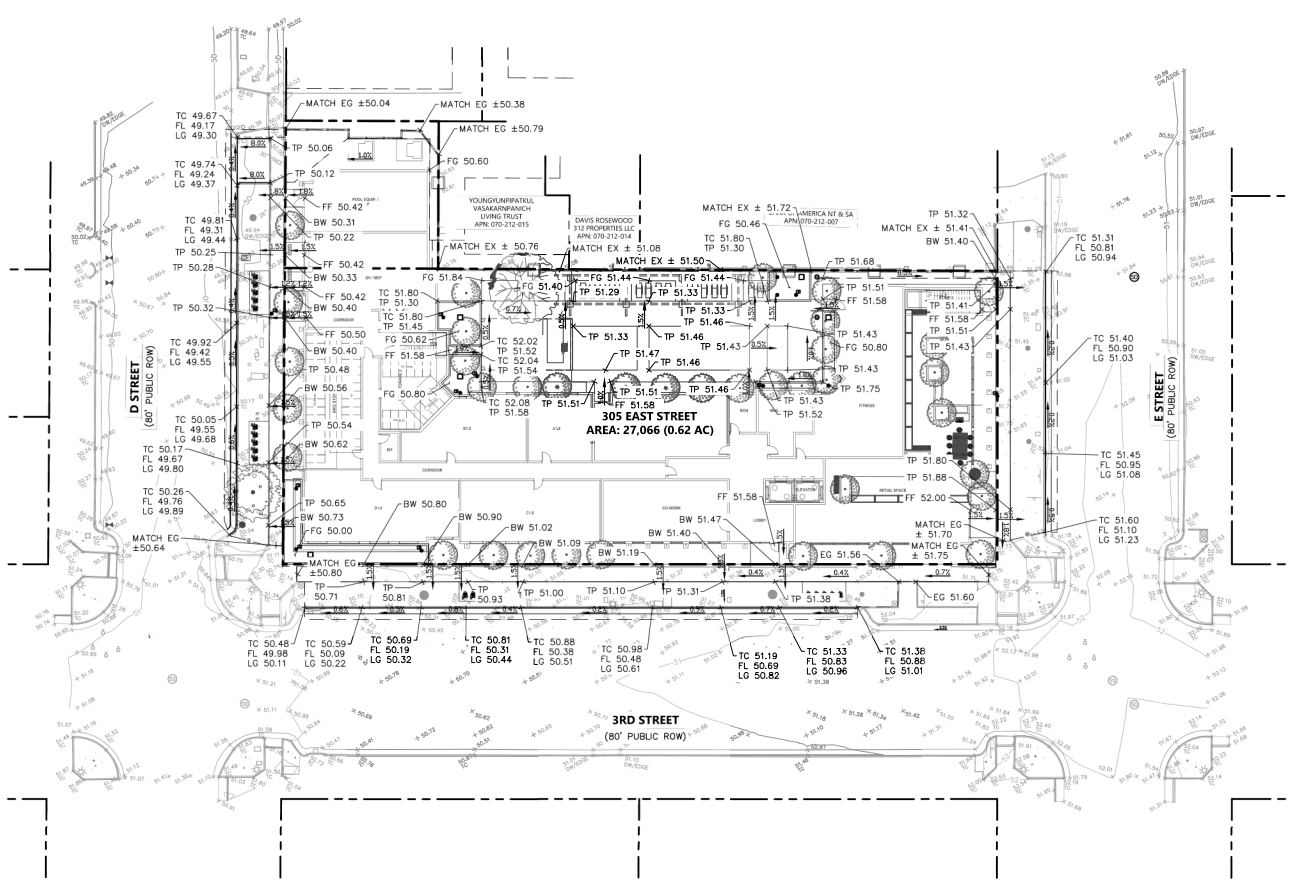
**SITE PLAN**

Revisions

Date: 5/16/2024	No.
Scale: AS SHOWN	
Designer: AJ	
Drawn: WJR	
Approved: AJ	
Job No: 2024-0303	

Drawing Number:  
**C4.01**  
4 OF 8





**PRELIMINARY**  
NOT FOR CONSTRUCTION

DATE: 05/16/2024  
ALYSSA JACOBSON C #87074



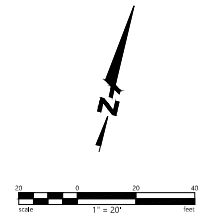
**305 E STREET**  
DAVIS, CALIFORNIA

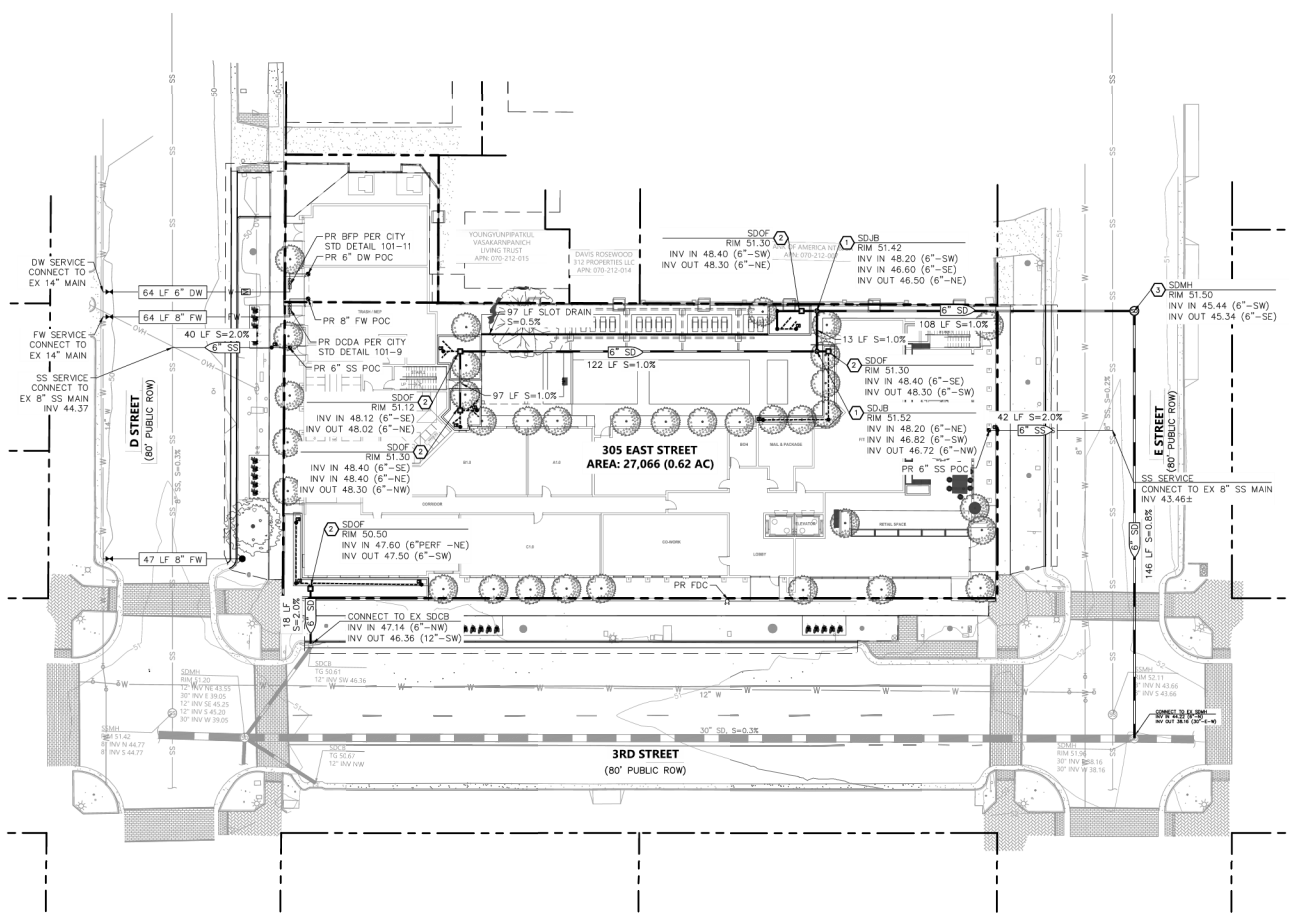
**GRADING AND DRAINAGE PLAN**

Revisions	No.	Description

Date: 5/16/2024  
Scale: AS SHOWN  
Designer: AD  
Checker: MK  
Approver: AJ  
Job No: 2024-0303

Drawing Number:  
**C5.01**  
5 OF 8





- NOTES**
1. PIPE MATERIALS:  
 - STORM DRAIN: PVC SDR-26  
 - SANITARY SEWER: PVC SDR-26  
 - DOMESTIC WATER: DUCTILE IRON PIPE  
 - FIRE WATER: DUCTILE IRON PIPE



**PRELIMINARY**  
 NOT FOR CONSTRUCTION

DATE: 05/16/2024  
 ALYSSA JACOBSON C #87014



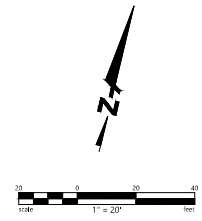
**305 E STREET**  
 DAVIS, CALIFORNIA

**UTILITY PLAN**

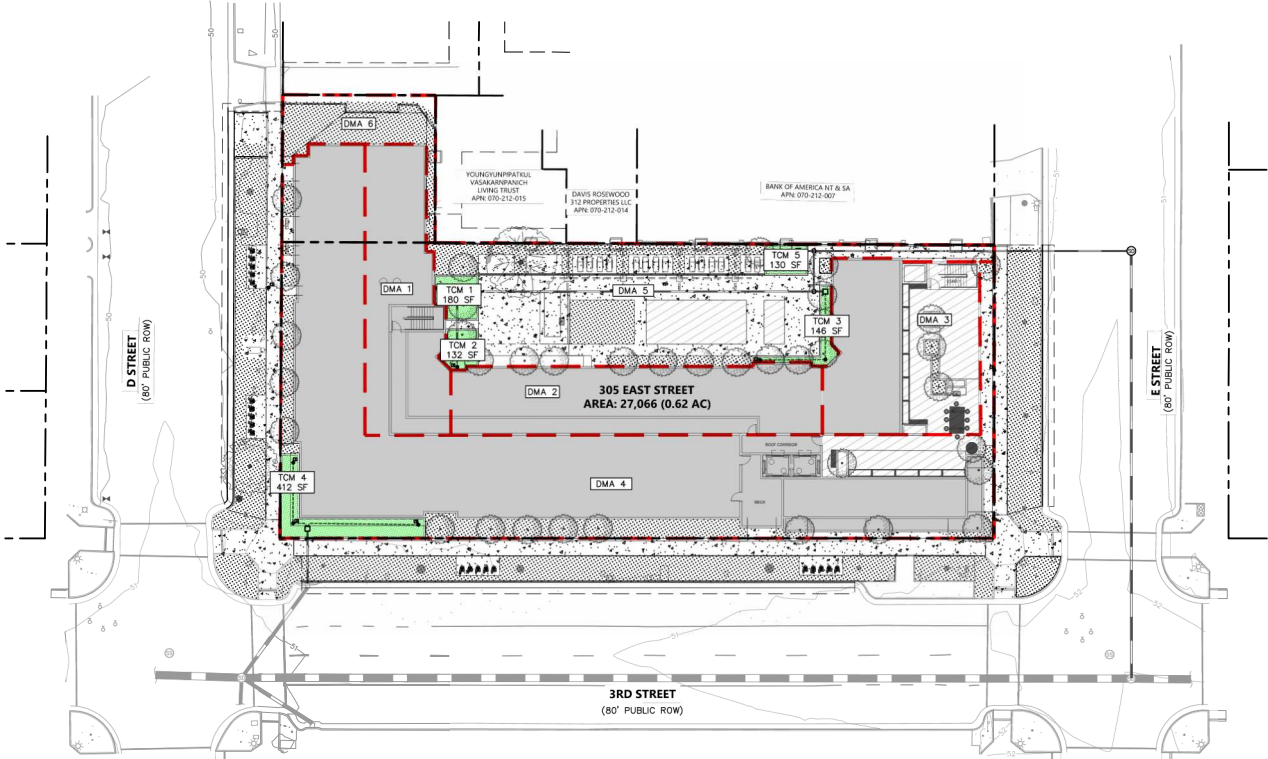
Revisions

Date: 5/10/2024	
Scale: AS SHOWN	
Designer: JD	
Drawn: WR	
Approved: AJ	
Job No: 2024-0303	

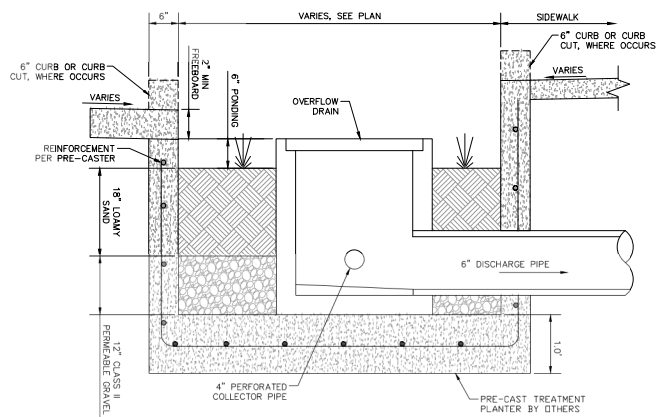
Drawing Number:  
**C6.01**  
 6 OF 8



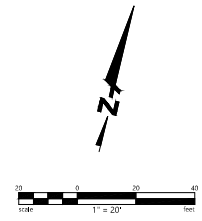
- LEGEND**
- IMPERVIOUS ROOF
  - IMPERVIOUS DECK
  - IMPERVIOUS CONCRETE
  - PERVIOUS LANDSCAPE
  - TREATMENT AREA
  - DMA BOUNDARY



Treatment Control Measure					Bioretention				Self Retaining / Treating				
DMA #	TCM #	Location <sup>1</sup>	Treatment Type <sup>2</sup>	Sizing Method	Drainage Area (s.f.)	Impervious Area <sup>4</sup> (s.f.)	Pervious Area (Permeable Pavement) (s.f.)	Pervious Area (Other) (s.f.)	Bioretention Area Required (s.f.)	Bioretention Area Provided (s.f.)	Overflow Riser Height (in)	Storage Depth Required (ft)	Storage Depth Provided (ft)
1	1	Onsite	Flow-Through planter (concrete lined) w/ underdrain	2C. Flow: 4% Method **	7,096	4,367	0	2,729	175	279	6	-	-
2	2	Onsite	Flow-Through planter (concrete lined) w/ underdrain	2C. Flow: 4% Method **	4,229	4,229	0	0	169	234	6	-	-
3	3	Onsite	Flow-Through planter (concrete lined) w/ underdrain	2C. Flow: 4% Method **	3,084	3,047	0	37	122	146	6	-	-
4	4	Onsite	Flow-Through planter (concrete lined) w/ underdrain	2C. Flow: 4% Method **	11,639	9,363	0	2,276	375	412	6	-	-
5	5	Onsite	Flow-Through planter (concrete lined) w/ underdrain	2C. Flow: 4% Method **	1,018	0	0	1,018	-	-	-	-	-
<b>On-site Total:</b>					<b>27,066</b>	<b>21,006</b>	<b>0</b>	<b>6,060</b>					



**FLOW-THROUGH PLANTER DETAIL**  
NTS



**PRELIMINARY**  
NOT FOR CONSTRUCTION

DATE: 05/16/2024  
ALYSSA JACOBSON C #87074

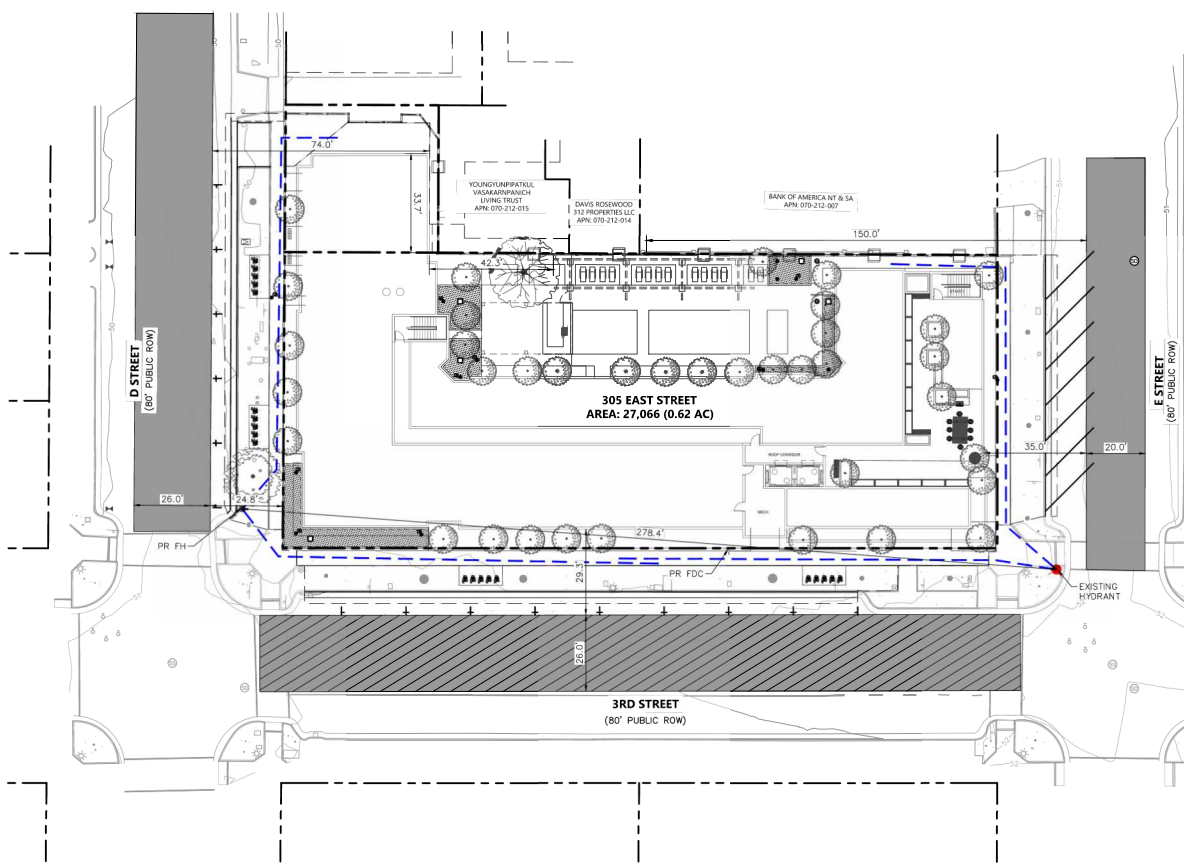


**305 E STREET**  
DAVIS, CALIFORNIA

**STORMWATER CONTROL PLAN**

Revisions	No.	
Date: 5/10/2024	Scale: AS SHOWN	Drawn: JG
Checked: JG	Design: JG	Approved: AJ
Job No: 2024-0303		





- LEGEND**
- PROPOSED FIRE ACCESS ROAD
  - PROPOSED AERIAL ACCESS ROAD
  - 150' FIRE PULL LENGTH
  - FIRE HYDRANT

- NOTES**
- THE FOLLOWING FIRE FLOW CALCULATIONS ARE BASED UPON CALIFORNIA FIRE CODE (2022 EDITIONS) - APP. B & C
- BUILDING AREA BY CONSTRUCTION TYPE:**
- LEVEL 01 - TYPE IIIA - 17,880 SF
  - LEVEL 02 - TYPE IIIA - 17,880 SF
  - LEVEL 03 - TYPE IIIA - 17,880 SF
  - LEVEL 04 - TYPE IIIA - 17,880 SF
  - LEVEL 05 - TYPE IIIA - 17,880 SF
  - TOTAL GSF = 89,400
- TYPE IIIA ALL 5 FLOORS = 89,400 GSF  
TOTAL GSF = 89,400 GSF
- FIRE FLOW BY CONSTRUCTION TYPE - CFC SECTION B104.1 & TABLE B105.1:**
- TYPE IIIA AT 89,400 GSF = 4,250 GPM
- FIRE FLOW REDUCTION - CFC APP. B - TABLE B105.1(2) & B105.2 FIRE FLOW REDUCTION - SPRINKLER SYSTEM 903.3.1.1**
- 4,250 GPM \* 0.23 = 1,063 GPM NET REQUIRED FIRE FLOW (CFC)
- FIRE HYDRANT LOCATIONS & DISTRIBUTION - APPENDIX C - TABLE C102.1 & C102.1(F):**
- FIRE FLOW REQUIRED = 1,063 GPM  
NUMBER OF HYDRANTS REQUIRED (BASED ON FULL FLOW) = 1  
AVERAGE HYDRANT SPACING (WITH SPACING INCREASE) = 750 FT (500 + 50% INCREASE - C102.1(F))



**PRELIMINARY**  
NOT FOR CONSTRUCTION

DATE: 05/16/2024  
ALYSSA JACOBSON C #87074



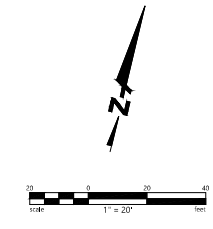
**305 E STREET**  
DAVIS, CALIFORNIA

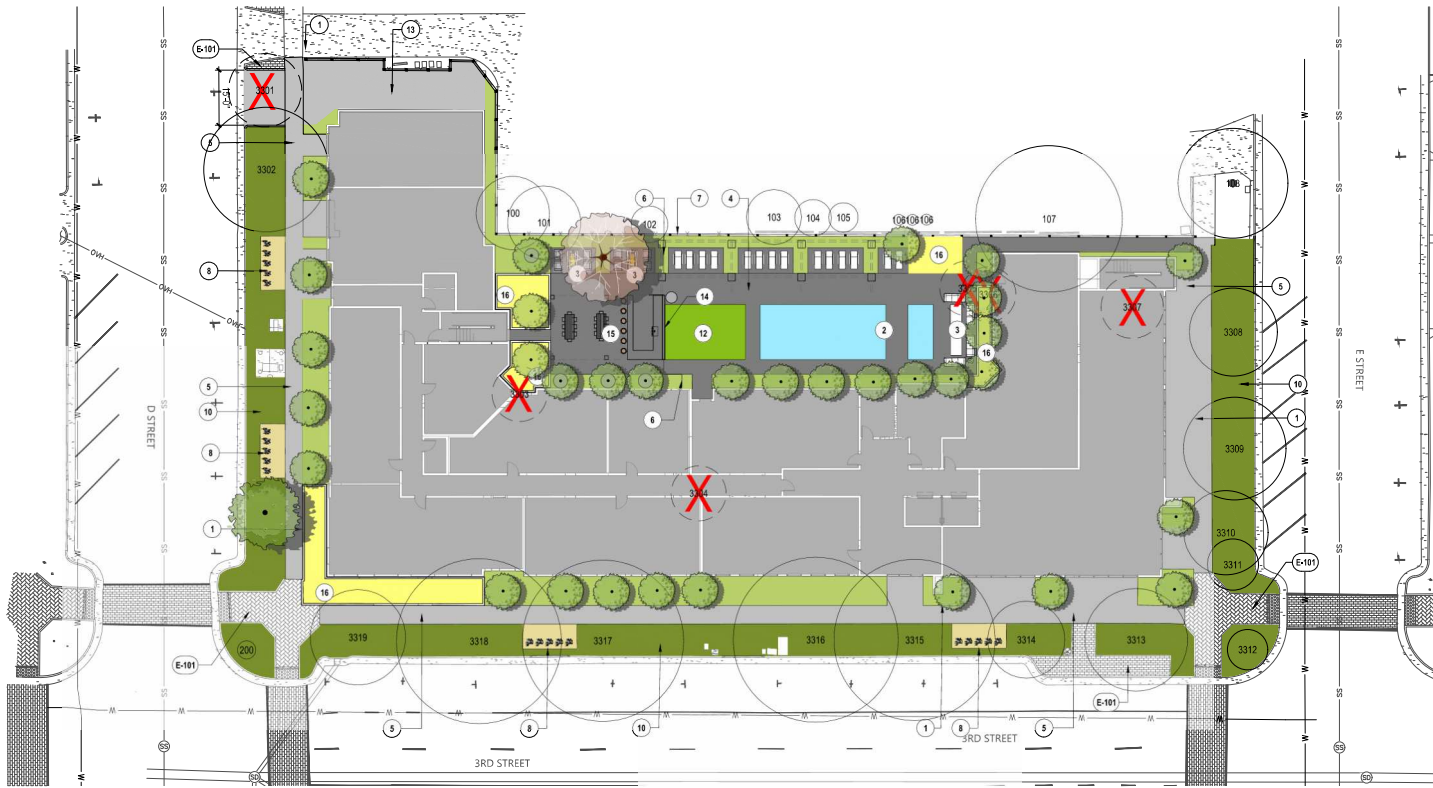
**FIRE ACCESS PLAN**

Revisions	No.	Description

Date: 5/10/2024  
Scale: AS SHOWN  
Designer: JLD  
Drawer: WJR  
Approver: AJJ  
Job No: 2024-0303

Drawing Number:  
**C8.01**  
8 OF 8





**CONCEPT PLANT SCHEDULE**

- 

**SPECIMEN TREE**  
72" BOX  
OLEA EUROPAEA FRUITLESS / FRUITLESS OLIVE  
PROSOPIS CHILENSIS THORNLESS / THORNLESS CHILEAN MESQUITE  
QUERCUS AGRIFOLIA / COAST LIVE OAK MULTI-TRUNK  
QUERCUS ENGELMANNII / ENGELMANN OAK

**1**
- 

**ACCENT TREE**  
36" BOX - 48" BOX  
CERCIS CANADENSIS TEXENSIS OKLAHOMA / OKLAHOMA TEXAS REDBUD  
CERCIS OCCIDENTALIS / WESTERN REDBUD MULTI-TRUNK  
LAGERSTROEMIA INDICA / CRAPE MYRTLE  
LAURUS NOBILIS / SWEET BAY  
METASEQUOIA GLYPTOSTROBOIDES / DAWN REDWOOD  
QUERCUS MACROCARPA JFS-KW3 / URBAN PINNACLE OAK  
LILYULI PROPINQUA JFS-BIBERICKY / EMERALD SUNSHINE ELM  
X.CHITALPA TASHKENTENSIS / CHITALPA

**37**
- 

**STREET TREE**  
24" BOX  
LAGERSTROEMIA INDICA / CRAPE MYRTLE

**1**

**LANDSCAPE CALCULATIONS:**

TOTAL SITE AREA: 27,068 SF  
 BUILDING FOOTPRINT = 17,010 SF (63%)  
 TOTAL LANDSCAPED AREA: 10,898 SF (40%)

AREA OF PAVED HARDSCAPE WITHIN PROPERTY LINE (INCLUDING POOL & SPA WALLS): 15,391 SF (72%)

AREA OF PAVED HARDSCAPE WITHIN PUBLIC ROW: 4,155 SF

TYPE OF LANDSCAPE: LOW WATER USE, NATIVE, DROUGHT TOLERANT PLANT SPECIES

TOTAL SHORT TERM BIKE PARKING PROVIDED ON SITE: 33

NO. OF EXISTING TREES REMOVED	TOTAL DBH OF REMOVED TREES REQUIRING MITIGATION*
6	92

\* PER CALIFORNIA TREE AND LANDSCAPE CONSULTING, INC ARBORIST REPORT FOR PROPOSED DEVELOPMENT AT 305 E ST., DAVIS, CA, DATED APRIL 27, 2024

MIN. CONTAINER SIZE	DBH OF PROPOSED TREE PER CONTAINER SIZE	QTY.	TOTAL DBH OF PROPOSED TREES **
SPECIMEN TREE	48" BOX	1	4,500
STREET TREE	24" BOX	1	2,500
ACCENT TREE	24" BOX	8	12,000
	36" BOX	13	32,500
	48" BOX	12	42,000
<b>TOTAL NO. OF PROPOSED NEW TREES</b>		<b>35,000</b>	
<b>TOTAL DBH OF PROPOSED NEW TREES</b>			<b>93,500</b>
TOTAL NO. OF RICHES (FOR IN LIEU FEES)			-1,300

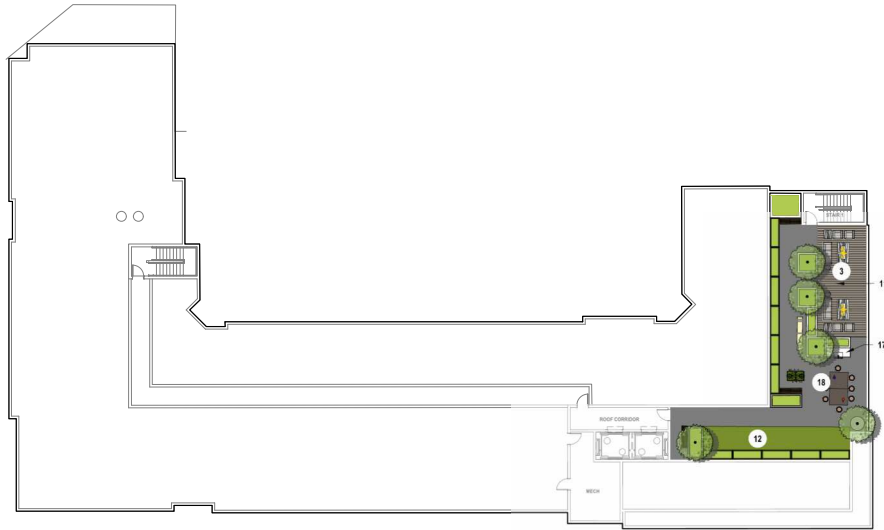
\*\* DBH - DIAMETER AT BREAST HEIGHT  
 TOTAL DBH OF PROPOSED NEW TREES IS AVAILABLE TO MITIGATE THE LOSS OF EXISTING TREES OF SIGNIFICANCE.

CODE	BOTANICAL / COMMON NAME	CONT	CAL	QTY
<b>EXISTING TREES ( TO BE REMOVED )</b>				
3301	CELTIS SINENSIS CHINESE HACKBERRY	PER ARBORIST REPORT	PER ARBORIST REPORT	1
3303	EUCALYPTUS POLYANTHEMOS RED BOX	PER ARBORIST REPORT	PER ARBORIST REPORT	1
3304	CITRUS X SINENSIS SWEET ORANGE	PER ARBORIST REPORT	PER ARBORIST REPORT	1
3305	MYRTUS COMMUNIS COMMON MYRTLE	PER ARBORIST REPORT	PER ARBORIST REPORT	1
3306	MYRTUS COMMUNIS COMMON MYRTLE	PER ARBORIST REPORT	PER ARBORIST REPORT	1
3307	PRUNUS SERRULATA JAPANESE FLOWERING CHERRY	PER ARBORIST REPORT	PER ARBORIST REPORT	1
<b>EXISTING TREES ( TO REMAIN)</b>				
200	LAGERSTROEMIA INDICA CRAPE MYRTLE	PER ARBORIST REPORT	PER ARBORIST REPORT	1
3302	CELTIS SINENSIS CHINESE HACKBERRY	PER ARBORIST REPORT	PER ARBORIST REPORT	1
3308	PLATANUS X HISPANICA LONDON PLANE TREE	PER ARBORIST REPORT	PER ARBORIST REPORT	1
3310	PLATANUS X HISPANICA LONDON PLANE TREE	PER ARBORIST REPORT	PER ARBORIST REPORT	1
3311	LAGERSTROEMIA INDICA CRAPE MYRTLE	PER ARBORIST REPORT	PER ARBORIST REPORT	1
3312	LAGERSTROEMIA INDICA CRAPE MYRTLE	PER ARBORIST REPORT	PER ARBORIST REPORT	1
3313	PLATANUS X HISPANICA LONDON PLANE TREE	PER ARBORIST REPORT	PER ARBORIST REPORT	1
3314	PLATANUS X HISPANICA LONDON PLANE TREE	PER ARBORIST REPORT	PER ARBORIST REPORT	1
3315	PLATANUS X HISPANICA LONDON PLANE TREE	PER ARBORIST REPORT	PER ARBORIST REPORT	1
3316	PLATANUS X HISPANICA LONDON PLANE TREE	PER ARBORIST REPORT	PER ARBORIST REPORT	1
3317	PLATANUS X HISPANICA LONDON PLANE TREE	PER ARBORIST REPORT	PER ARBORIST REPORT	1
3318	PLATANUS X HISPANICA LONDON PLANE TREE	PER ARBORIST REPORT	PER ARBORIST REPORT	1
3319	PLATANUS X HISPANICA LONDON PLANE TREE	PER ARBORIST REPORT	PER ARBORIST REPORT	1
8490	ZELKOVA SERRATA JAPANESE ZELKOVA	PER ARBORIST REPORT	SEE ARBORIST REPORT	1
<b>EXISTING TREES (OFF-SITE)</b>				
100	CELTIS SINENSIS CHINESE HACKBERRY	PER ARBORIST REPORT	PER ARBORIST REPORT	1
101	CELTIS SINENSIS CHINESE HACKBERRY	PER ARBORIST REPORT	PER ARBORIST REPORT	1
102	PRUNUS SP. GREEN PLUM	PER ARBORIST REPORT	PER ARBORIST REPORT	1
103	LIGUSTRUM SP. PRIVET	PER ARBORIST REPORT	PER ARBORIST REPORT	1
104	PHOTNIA SERRULATA CHINESE PHOTNIA	PER ARBORIST REPORT	PER ARBORIST REPORT	1
105	PHOTNIA SERRULATA CHINESE PHOTNIA	PER ARBORIST REPORT	PER ARBORIST REPORT	1
106	CUPRESSUS SEMPERVIRENS ITALIAN CYPRESS	PER ARBORIST REPORT	PER ARBORIST REPORT	3
107	PLATANUS X HISPANICA LONDON PLANE TREE	PER ARBORIST REPORT	PER ARBORIST REPORT	1
108	PLATANUS X HISPANICA LONDON PLANE TREE	PER ARBORIST REPORT	PER ARBORIST REPORT	1

**REFERENCE NOTES SCHEDULE**

CODE	DESCRIPTION	
1	PROPERTY LINE	ELECTRICAL
2	POOL / SPA AREA	14 9' HT. POOL MEDIA PROJECTION WALL
3	SOCIAL LOUNGE	15 OUTDOOR KITCHEN WITH SHADE STRUCTURE
4	ENHANCED INTEGRAL COLOR CONCRETE PAVING, POOL LOUNGE	16 BIORETENTION PLANTING
5	CONCRETE PAVING - CITY STANDARD	
6	6' HT. ORNAMENTAL METAL FENCE AND GATE	EXISTING TO REMAIN
7	6' HT. PERIMETER WOOD FENCE AND GATE	E-101 EXISTING SIDEWALK BRICK PAVING TO REMAIN
8	BIKE PARKING	
9	PLANTING AREA	
10	PLANTING AREA - PUBLIC RIGHT-OF-WAY	
11	DECKING ON STRUCTURE	
12	SYNTHETIC TURF LOUNGE	





REFERENCE NOTES SCHEDULE	
CODE	DESCRIPTION
3	SOCIAL LOUNGE
4	ENHANCED INTEGRAL COLOR CONCRETE PAVING, POOL LOUNGE
9	PLANTING AREA
11	DECKING ON STRUCTURE
12	SYNTHETIC TURF LOUNGE
17	ROOF DECK - OUTDOOR CONCRETE KITCHEN/BBQ/DINING COUNTER WITH BUILT IN GRILL
18	ROOF DECK - PLAY LOUNGE



1/16"=1'-0"

LANDSCAPE PLAN - ROOF DECK

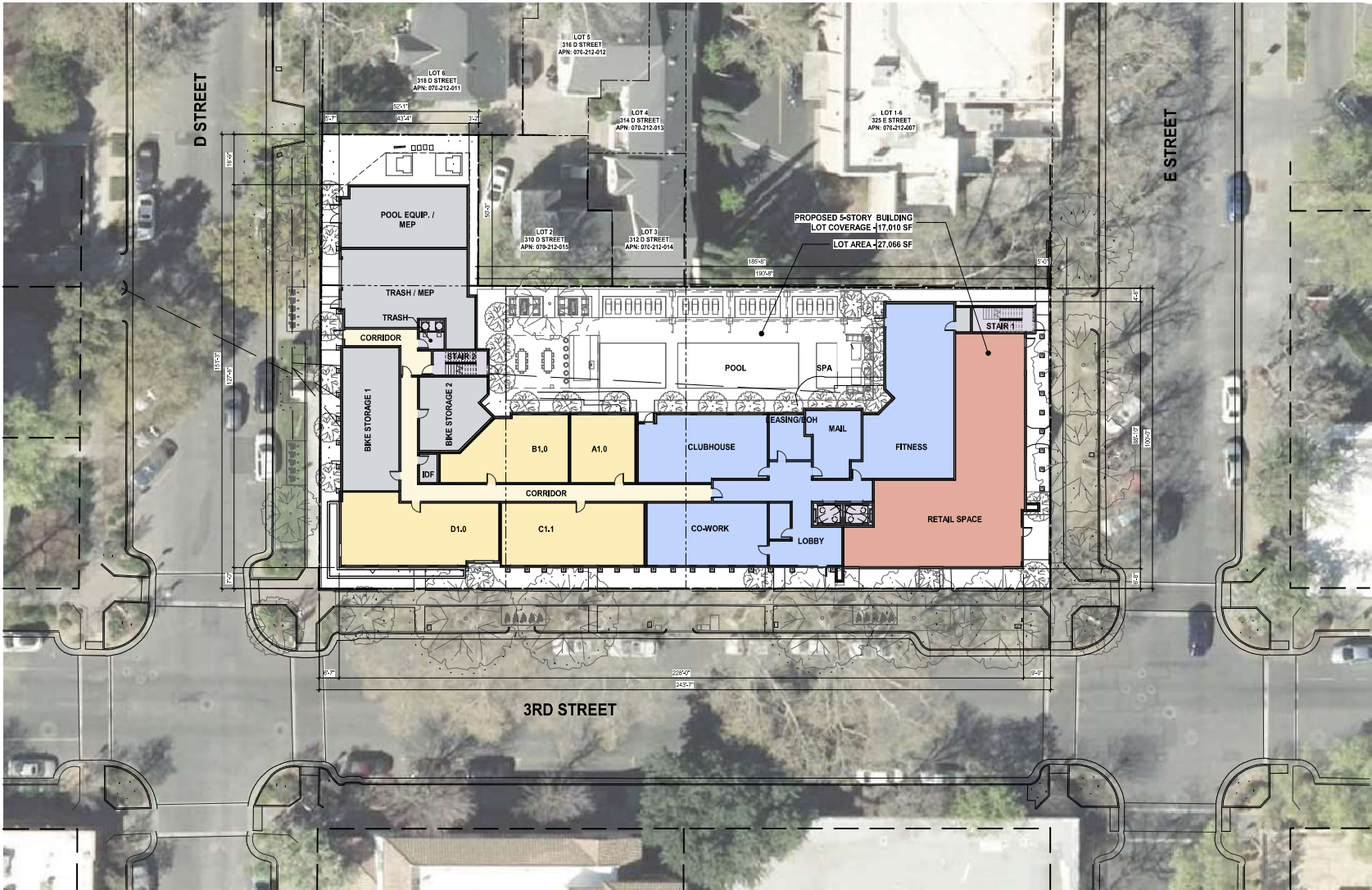
DAVIS, CA

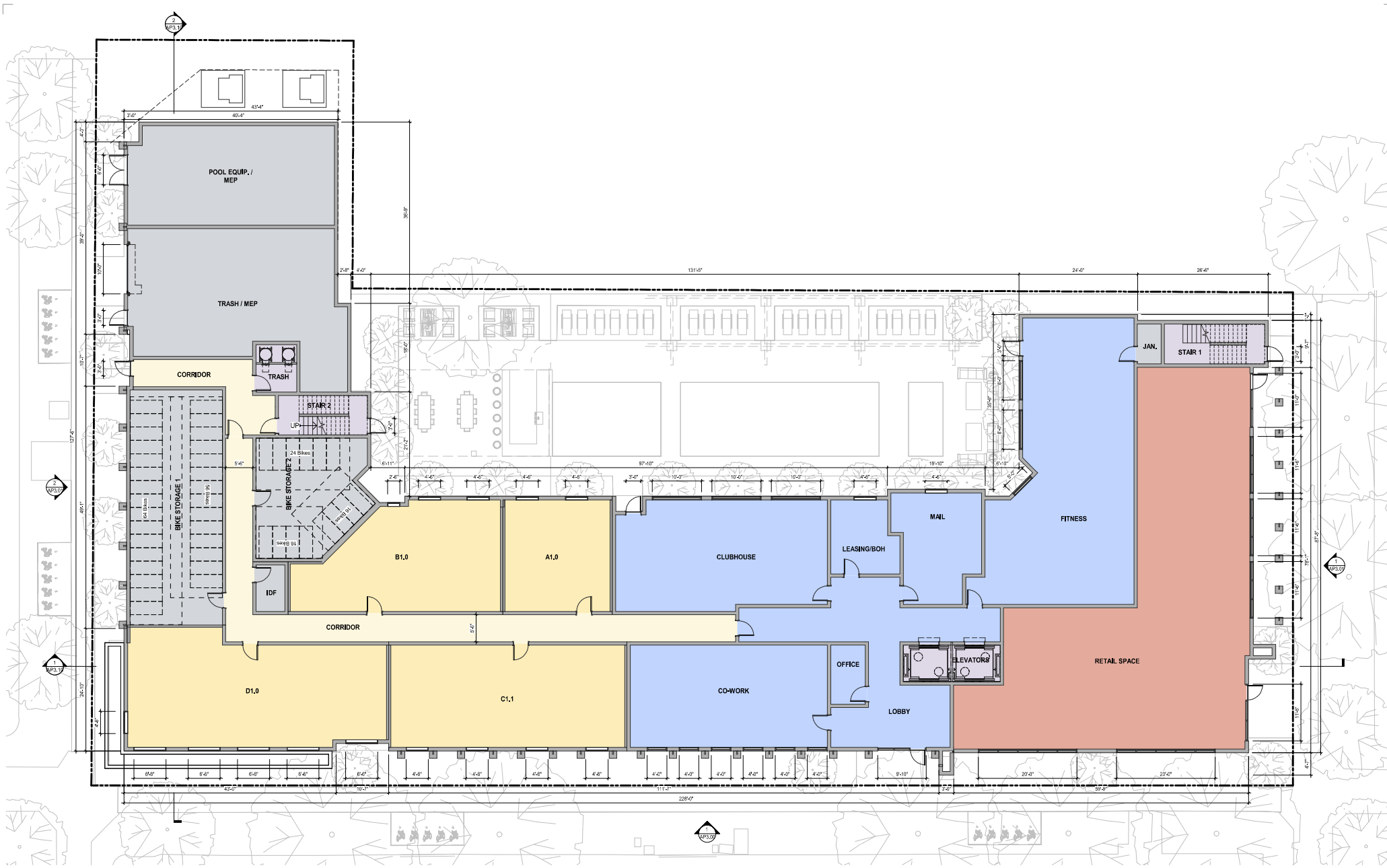
May 17, 2024

L1.02

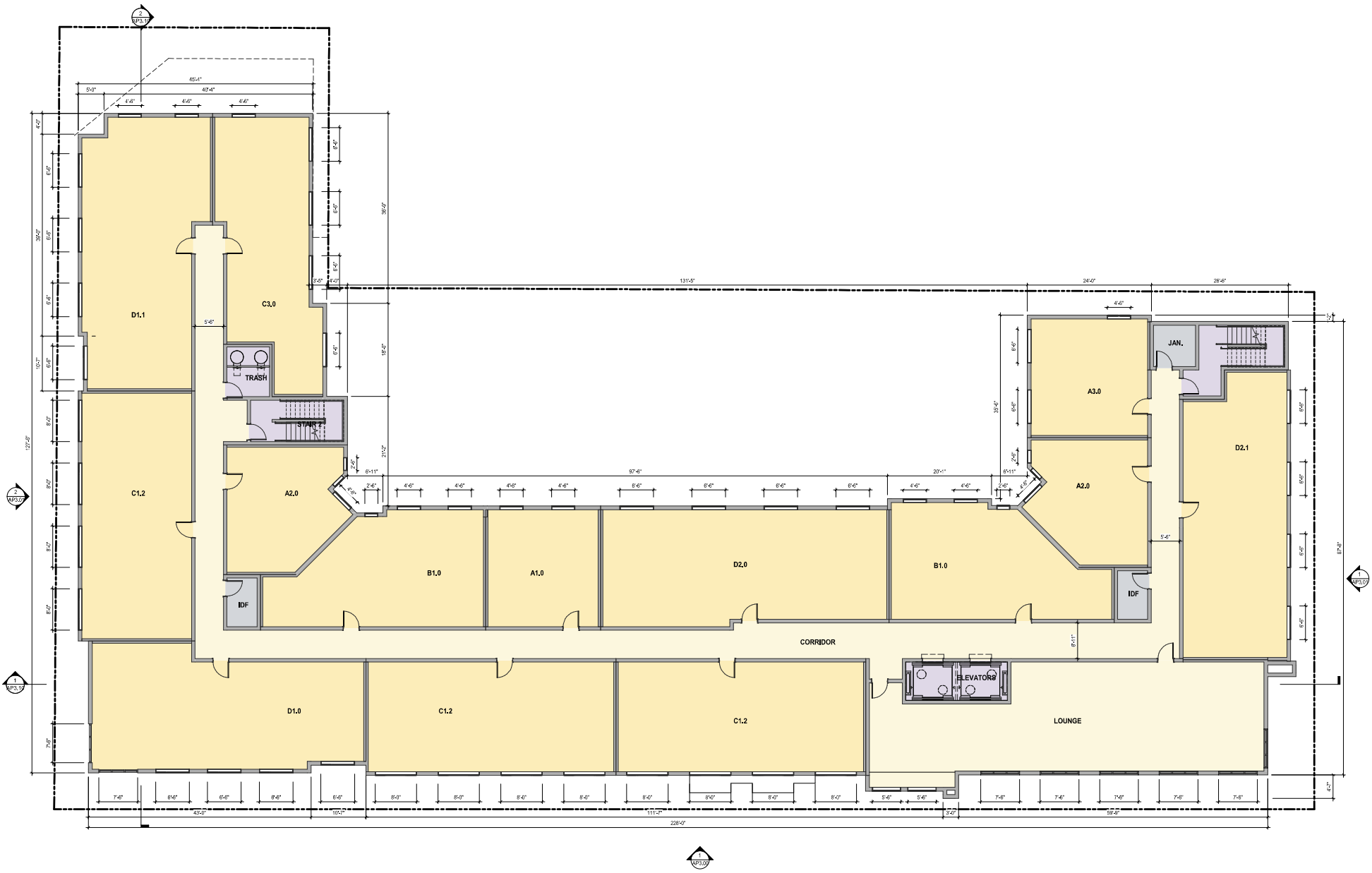
305 E STREET

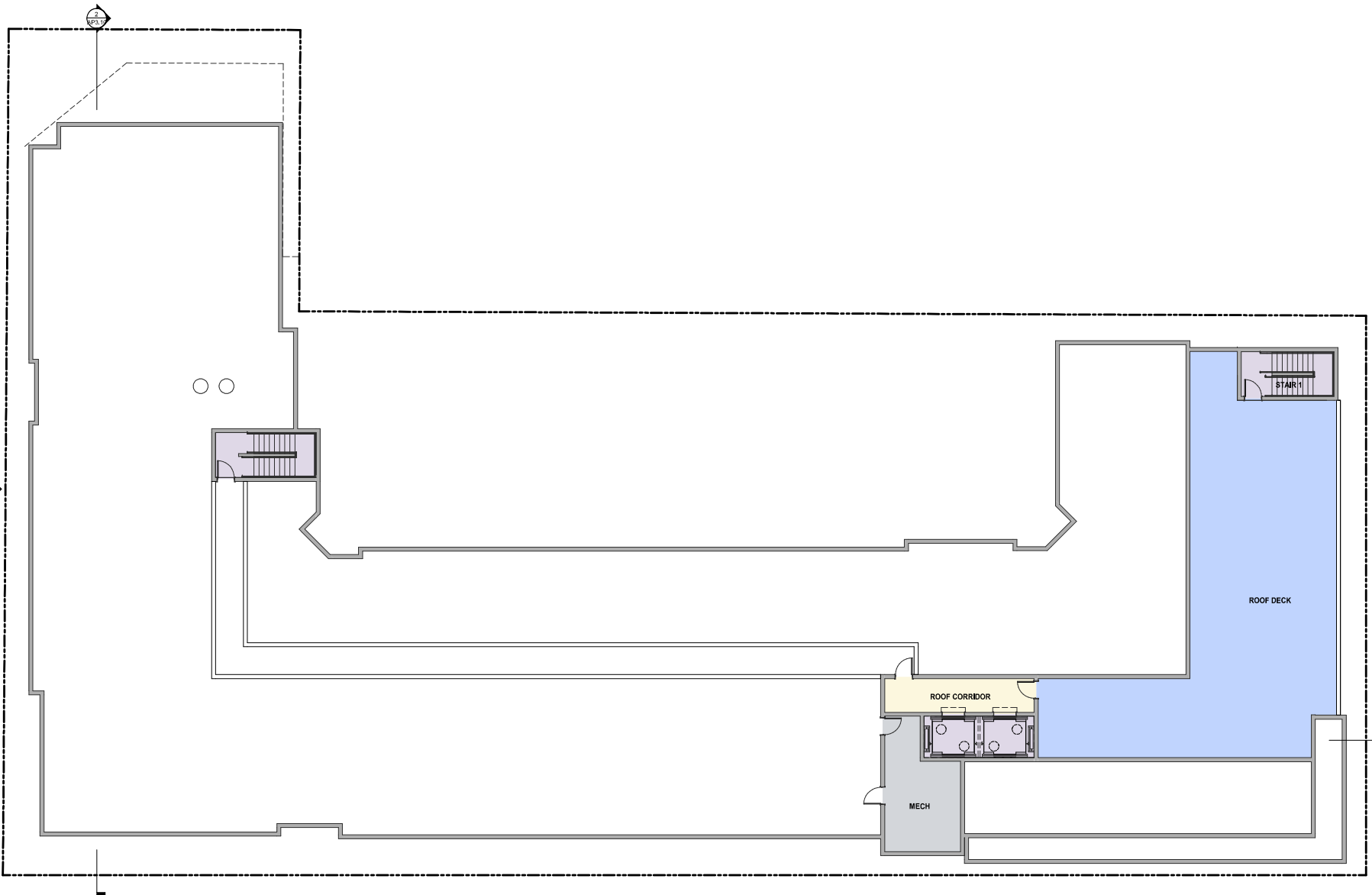
1. Bring and when noted specify near concrete grade and unadorned with the surface and may not be depicted, used or displayed without the written consent of the









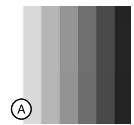




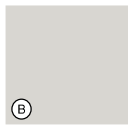


PLANNING - BUILDING ELEVATION - SOUTH 1

1/8" = 1'-0"



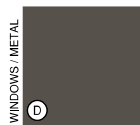
A GRAY GRADIENT



B SHORELINE



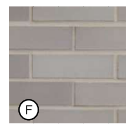
C COBBLESTONE



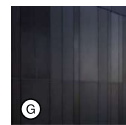
D DRAGON'S BREATH (ARCH BRONZE)



E KHAKI BROWN



F BRICK VENEER



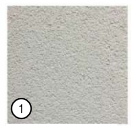
G METAL PANELING



H METAL/WOOD AWNING



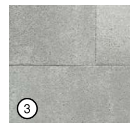
J ACCENT COLOR - TBD



1 CEMENT PLASTER



2 LAP SIDING



3 CONCRETE



4 VINYL WINDOWS



5 ALUMINUM STOREFRONT



6 METAL RAILING



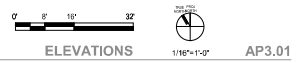
7 MURAL - TBD

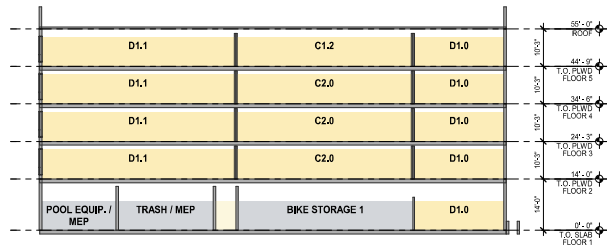


8 GREEN PRIVACY WALL



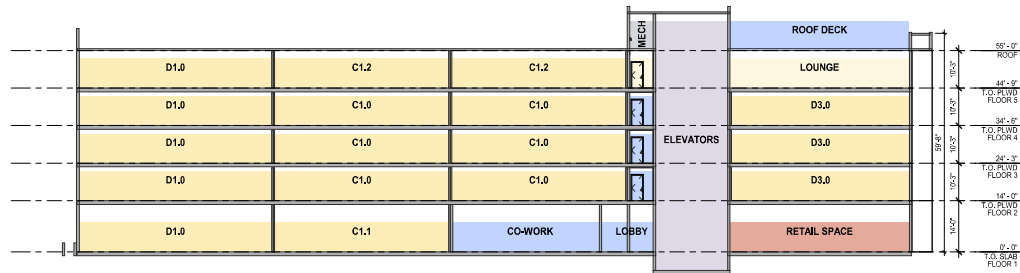
9 BLADE SIGN





BUILDING SECTION - N/S 2

1/16" = 1'-0"



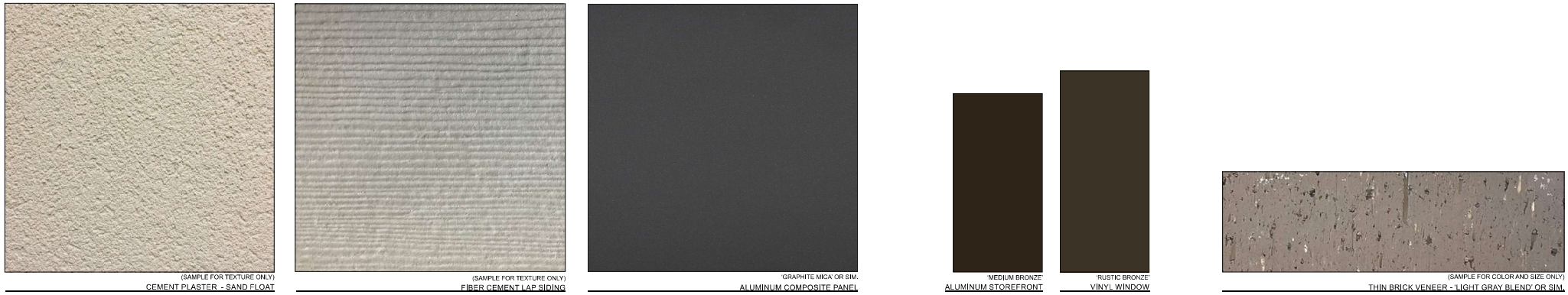
BUILDING SECTION - E/W 1

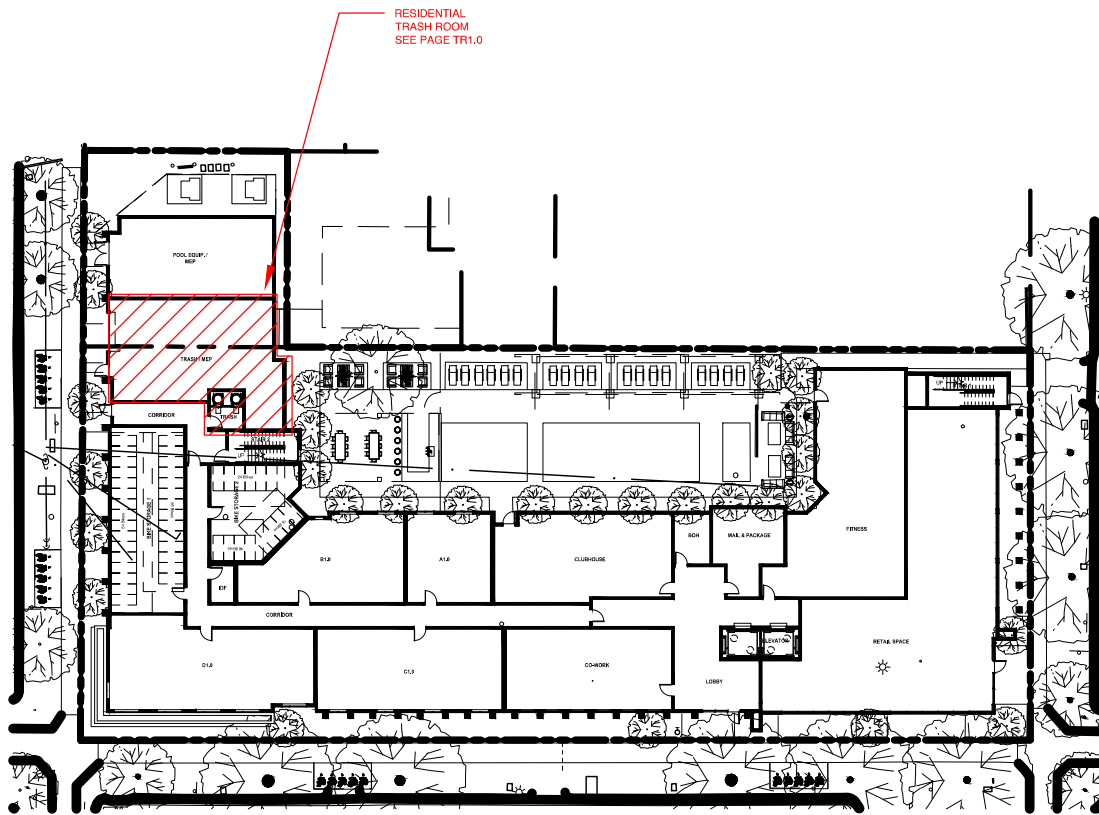
1/16" = 1'-0"





ELEVATION - G STREET & FIFTH STREET





AMERICAN TRASH MANAGEMENT  
 1900 POWELL STREET, SUITE 220  
 EMERYVILLE, CALIFORNIA 94608  
 P: 415.292.5400  
 F: 415.292.5410  
 CONSULTING@TRASHMANAGE.COM

CONSULTANT

BDE

ARCHITECT

DOWLING PROPERTIES

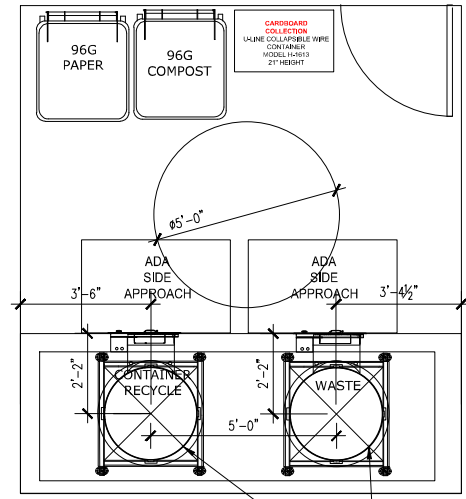
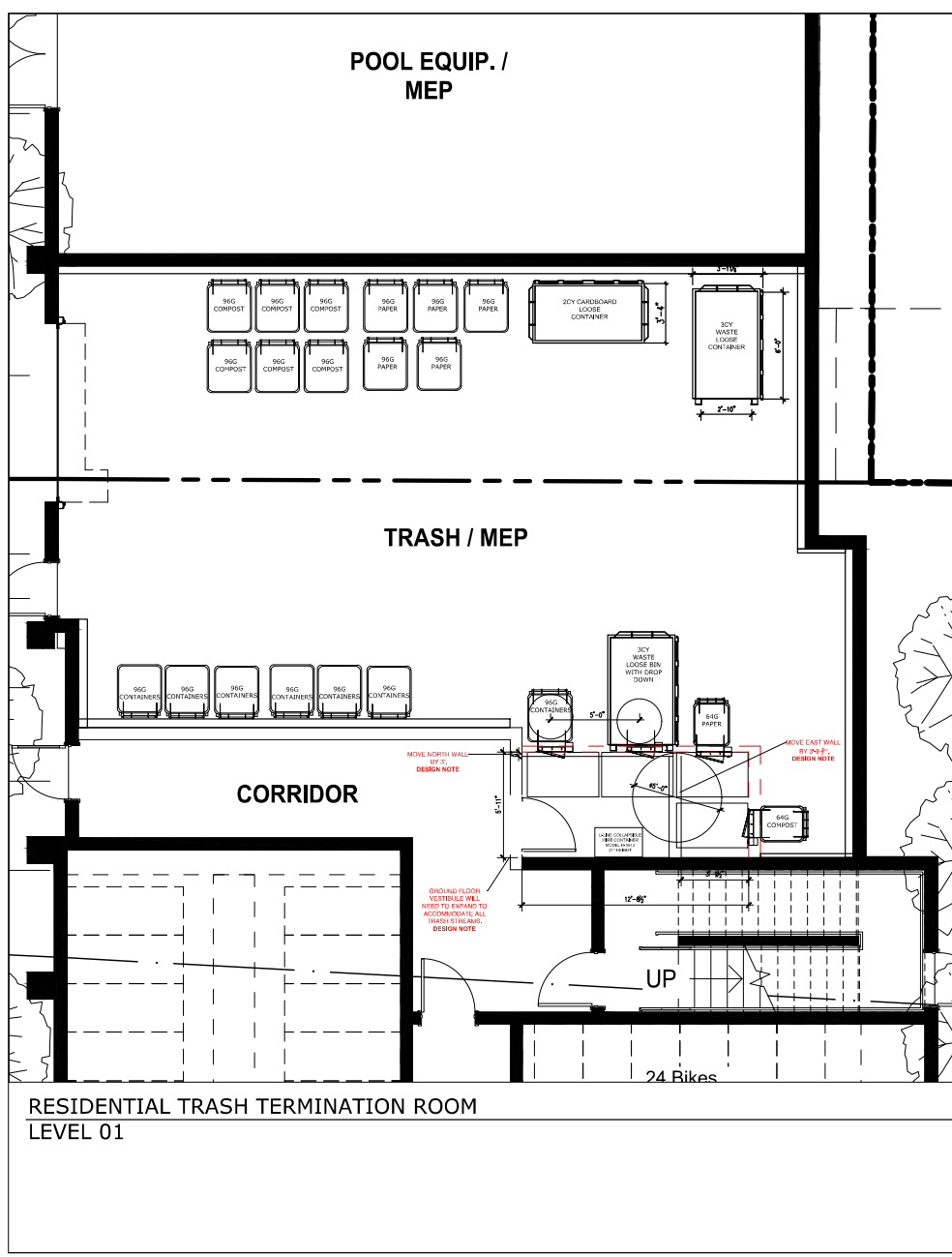
OWNER / DEVELOPER

NO.	DATE	ISSUE / REVISION	ISSUED BY

305 E STREET  
 DAVIS, CA

SITE PLAN

PROJECT NO.	DRAWING NO.
DRAWN CS	TR0.0
APPROVED SB	
DATE 05/09/2024	
SCALE AS SHOWN	



(2) 30"Ø CHUTES W/ 34"Ø ROUND/34" x 34" SQUARE FLOOR OPENINGS (TYP).

UPPER FLOOR CHUTE VESTIBULE (LEVEL 2-5)

PROJECTED RESIDENTIAL TRASH COLLECTION SCHEDULE / WK							
SERVICE	M	T	W	T	F	S	SU
LOOSE WASTE (3CY)	1	1		1	1		
LOOSE CARDBOARD (2CY)	1		1		1		
LOOSE PAPER (96G)		5	5	5			
LOOSE CONTAINERS (96G)		6	6	6	6		
LOOSE COMPOST (96G)		6	6	6	6		
TOTAL	2	18	18	18	14	0	0

**AMERICAN TRASH MANAGEMENT**  
 AMERICAN TRASH MANAGEMENT  
 1900 POWELL STREET, SUITE 220  
 EMERYVILLE, CALIFORNIA 94608  
 P: 415.292.5400  
 F: 415.292.5410  
 CONSULTING@TRASHMANAGE.COM

CONSULTANT  
 BDE  
 ARCHITECT

DOWLING PROPERTIES  
 OWNER / DEVELOPER


NO.	DATE	ISSUE / REVISION	ISSUED BY

305 E STREET DAVIS, CA  
 PROJECT

RECOMMENDED RESIDENTIAL TRASH TERMINATION ROOM  
 DRAWING TITLE

PROJECT NO.	DRAWING NO.
DRAWN CS	TR1.0
APPROVED SB	
DATE 05/09/2024	
SCALE AS SHOWN	

RESIDENTIAL TRASH TERMINATION ROOM LEVEL 01

