



View from the W. Covell Blvd.

PROJECT SUMMARY:

SITE

- LOT SIZE: 3.71 ACRES (161,834.68 SF)
- DENSITY RATIO: 40.43 UNITS/ACRE
- TOTAL BUILDING AREA: 124,835 SQ.FT.
- FLOOR AREA RATIO (BUILDING AREA/LOT SIZE): 0.77
- OPEN SPACE % (OPEN SPACE/LOT SIZE): 0.36%

UNITS

- STUDIOS: 16
- 1 BEDROOM UNITS: 118
- 2 BEDROOM UNITS: 16

TOTAL DWELLING UNITS: 150

PARKING

- ON SITE SURFACE PARKING SPACES: 146
- OFF SITE PARKING: 0

TOTAL PARKING SPACES = 146 including all EV spaces
(See Vehicle Parking Analysis for Parking Type Determination)

- PARKING RATIO: 0.97 parking spaces/residential unit

PROJECT CONTACTS:

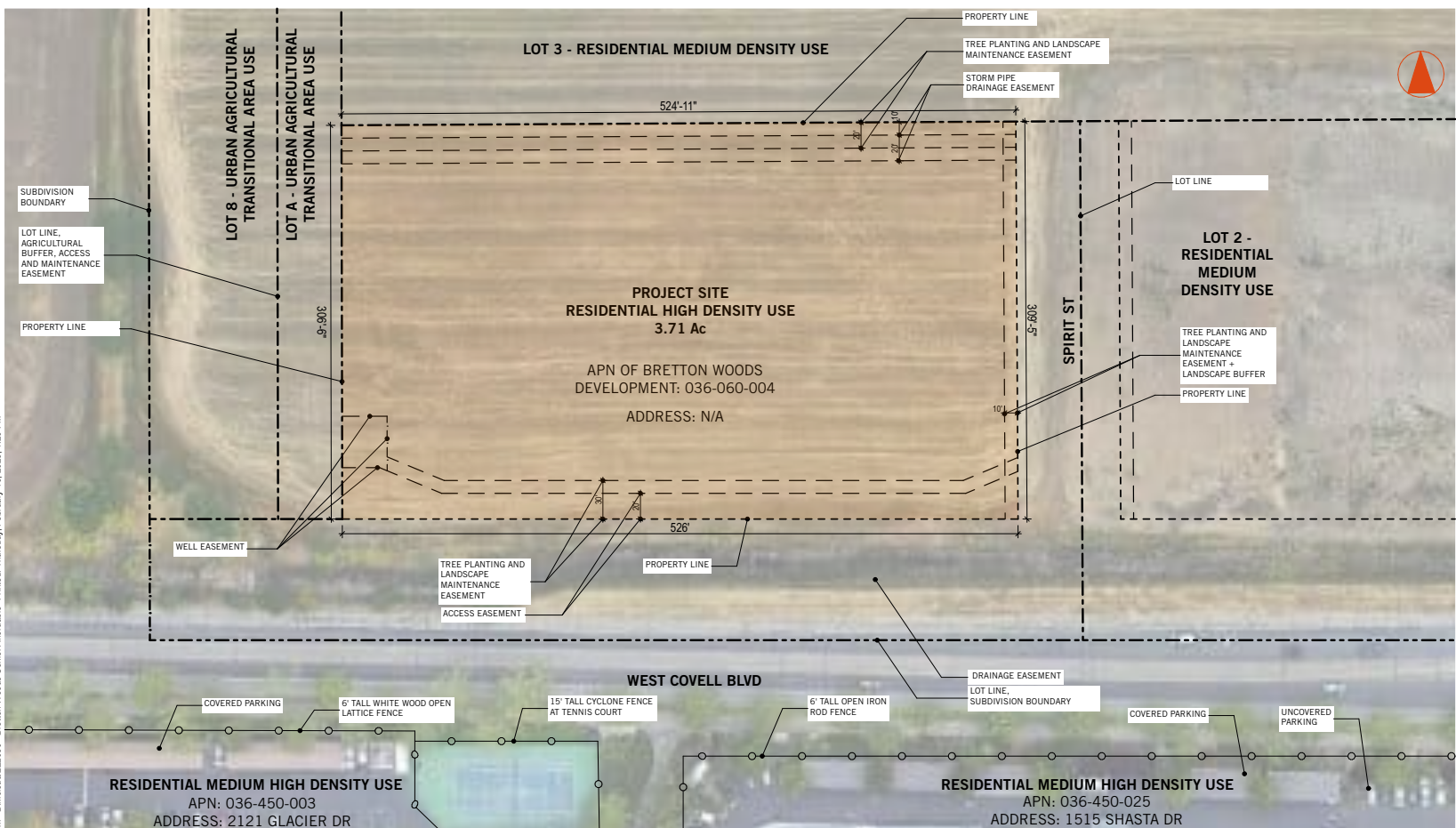
APPLICANT:

MERCY HOUSING CALIFORNIA
 ATTN: CITLALI PLAZA
 PHONE: 916.520.8689
 ADDRESS: 2515 RIVER PLAZA DR, SUITE 200,
 SACRAMENTO, CA 95833

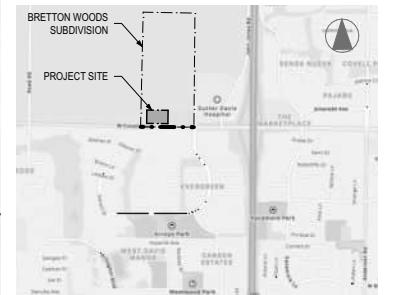
AUTHOR OF THE PLANS:

NAME: CESAR MEDINA, ARCHITECT /
 PRINCIPAL, MOGAVERO ARCHITECTS
 PHONE: 916.443.1033
 ADDRESS: 1331 T STREET, SACRAMENTO, CA,
 95811

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Location Reference - N.T.S.



Vicinity Map - N.T.S.

Contextual Map - N.T.S.

Bretton Woods Senior Affordable - Vehicle Parking Analysis

Total Parking Spaces	146
Per CBC 4.106.4.2.2: For multifamily with 20 or more D.U., the following requirements apply:	
Future EV Capable: 10% of total shall be EV charging spaces capable of supporting future Level 2 EVSE:	
Total Future EV Capable:	15
Of which (per table 11B-228.3.2.1)	
VAN ACC.	1
STD. ACC.	1
AMB.	0
STD. EV CAPABLE	13

EV Ready: 25% of total number of parking spaces shall be equipped w/ low power Level 2 EV charging receptacles.

Total EV Ready:	36.5	Total (rounded up)	37
Of which (per table 11B-228.3.2.1)			
VAN ACC.	1		
STD. ACC.	1		
AMB.	0		
STD. EV READY	34		
EV Chargers: 5% of total number of parking spaces			
Total EV Chargers:	7.3	Total (rounded up)	8
Of which (per table 11B-228.3.2.1)			
VAN ACC.	1		
STD. ACC.	1		
AMB.	0		
STD. EV CHARGERS	6		

TABLE 11B-228.3.2.1 - CBC 2022

TOTAL NUMBER OF EVCS AT A FACILITY	MINIMUM NUMBER (by type) OF EVCS REQUIRED TO COMPLY WITH SECTION 11B-8121		
	VAN ACC.	STD. ACC.	AMBULATORY
1 to 4	1	0	0
5 to 25	1	1	0
26 to 50	1	1	1
51 to 75	1	2	2
76 to 100	1	3	3
101 and over	1, plus 1 for each 300, or fraction thereof, over 100	3, plus 1 for each 60, or fraction thereof, over 100	3, plus 1 for each 50, or fraction thereof, over 100

TOTAL VAN ACC.	3
TOTAL STD. ACC.	3
TOTAL AMBULATORY (10' WIDE)	1
TOTAL STD EV CAPABLE / READY / CHARGERS	33

Bretton Woods Senior Affordable - Bicycle Parking Requirements per the City of Davis Bike Parking Ordinance

RESIDENTIAL BUILDINGS:	Number of D.U.	# of Bedrooms per D.U.	# of Bedrooms
Studios	16	1	16
1 Bedrooms	118	1	118
2 Bedrooms	16	2	32
	150		166

City Ordinance requires (1) Bike Parking per Bedroom

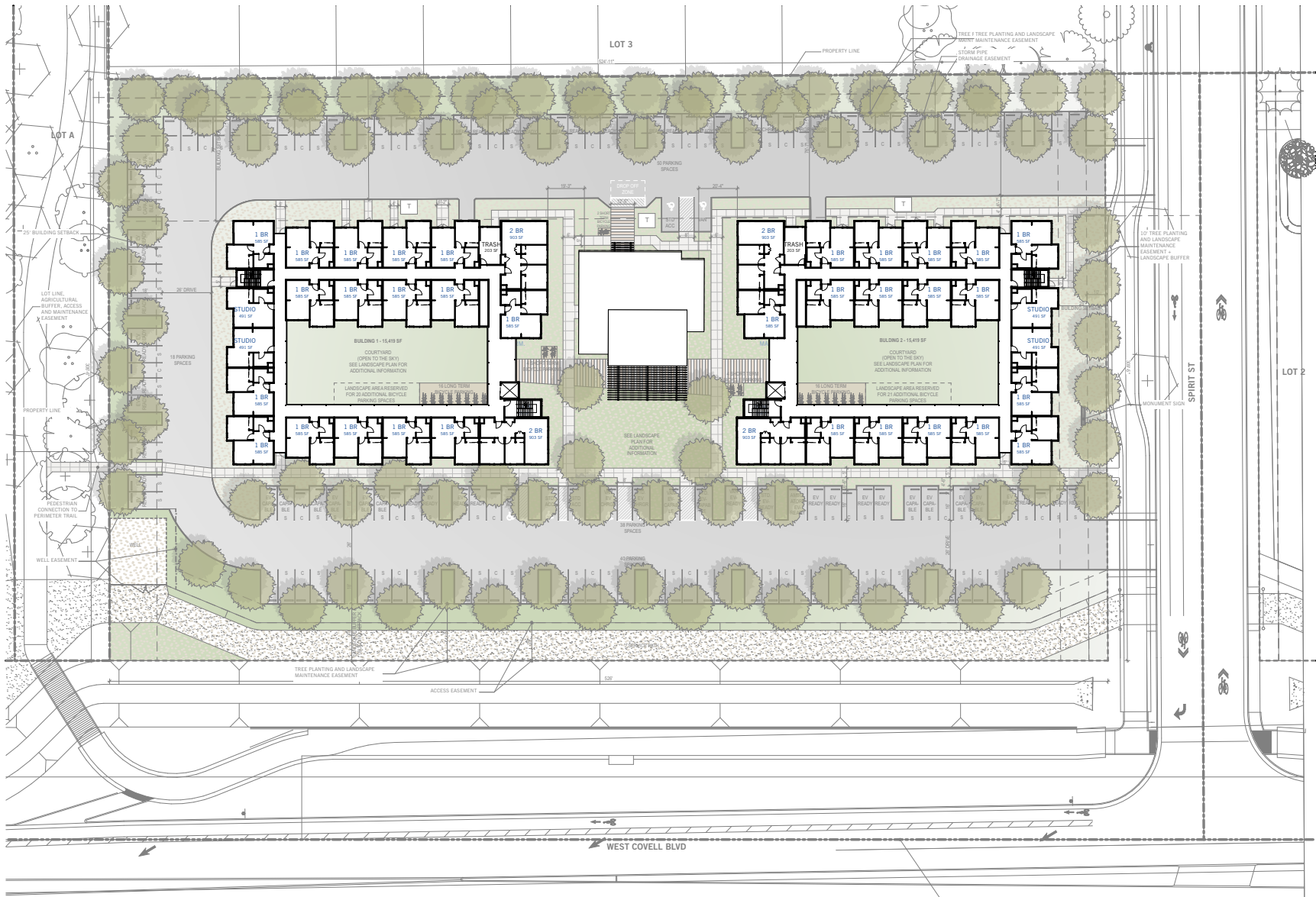
Short Term (25% of total): 41.5

Long Term (75% of total): 124.5



Site Plan - Scale 1" = 50'





Site Plan - Scale 1" = 50'



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NOTE: BUILDING 2 IS THE SAME LAYOUT AS BUILDING 1 MIRRORED.

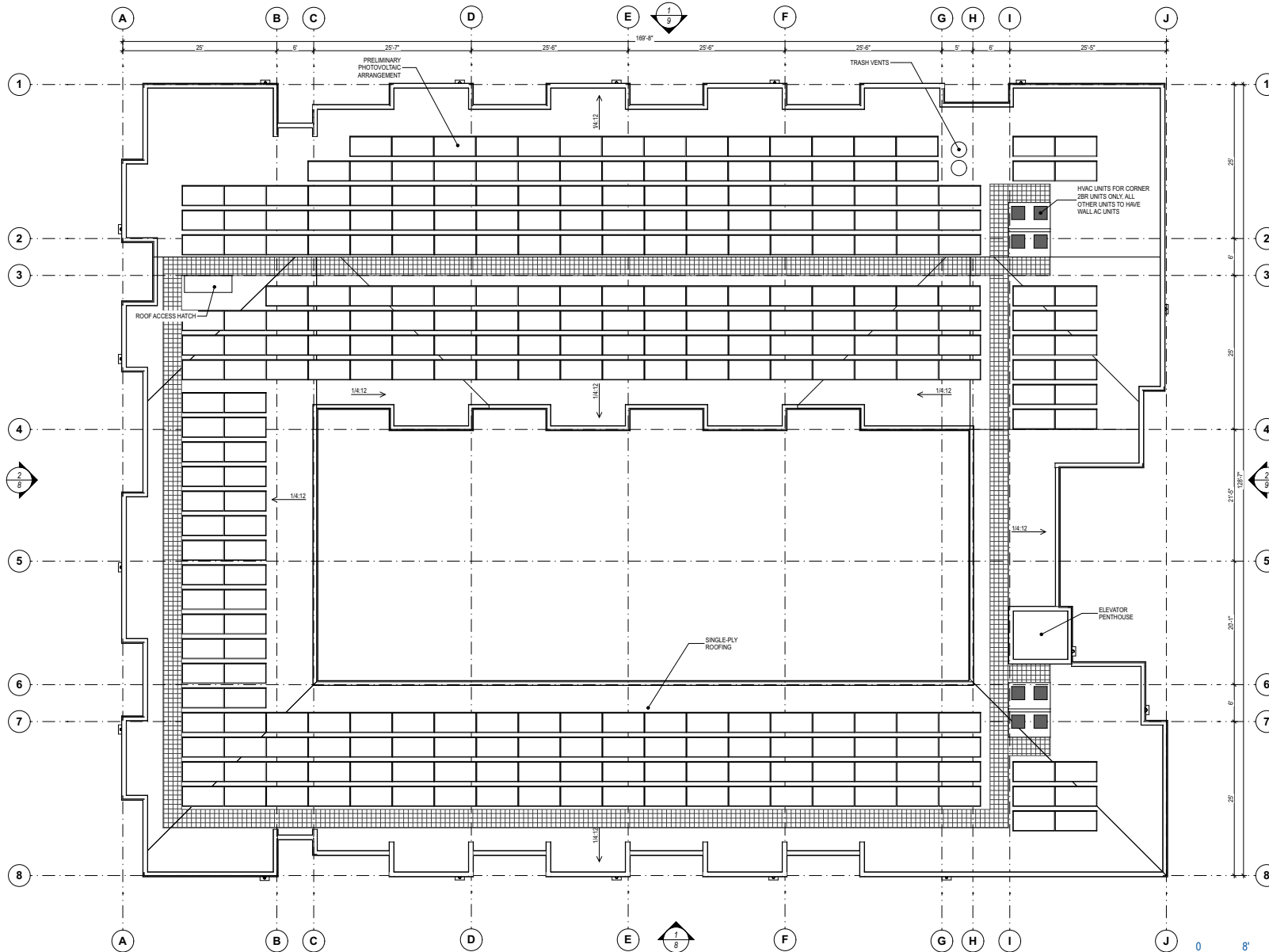


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NOTE: BUILDING 2 IS THE SAME LAYOUT AS BUILDING 1 MIRRORED.

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ROOF MOUNTED PHOTOVOLTAIC ARRANGEMENT SHOWN IS PRELIMINARY.

NOTE: BUILDING 2 IS THE SAME LAYOUT AS BUILDING 1 MIRRORED.



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South Elevation - Scale 1/16" = 1'-0"



West Elevation - Scale 1/16" = 1'-0"

NOTES: 1. BUILDING 2 IS THE SAME LAYOUT AS BUILDING 1 MIRRORED.
2. REFER TO SHEET 13 - MATERIAL AND COLOR BOARD FOR MATERIAL KEYNOTE LEGEND.



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North Elevation - Scale 1/16" = 1'-0"



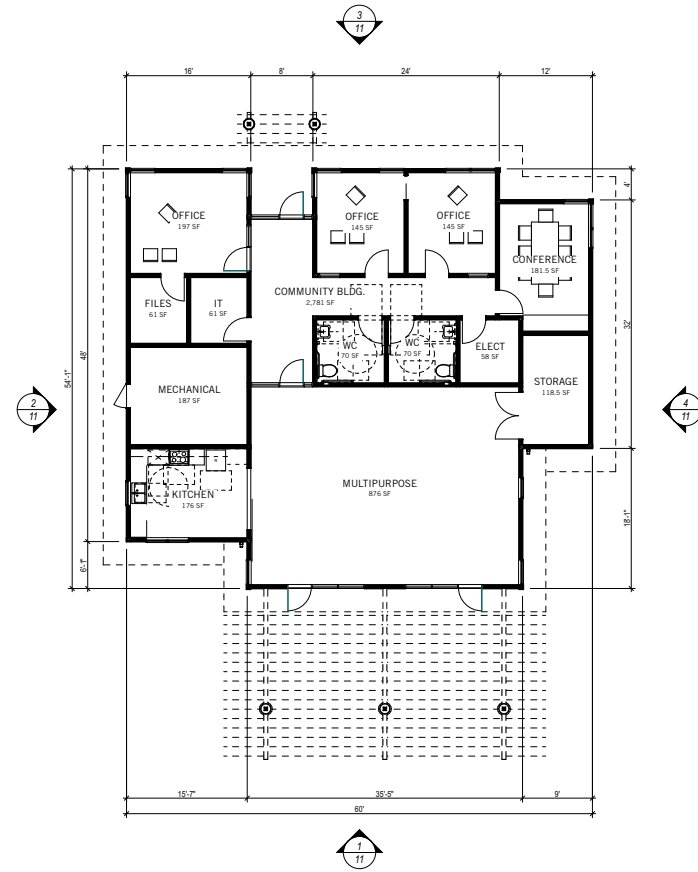
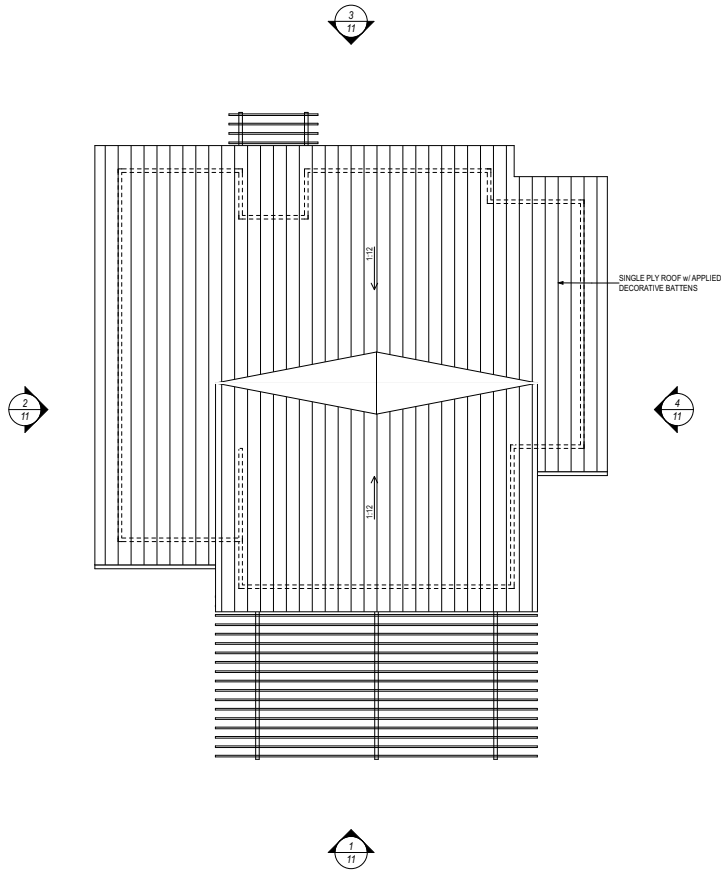
East Elevation - Scale 1/16" = 1'-0"

NOTES: 1. BUILDING 2 IS THE SAME LAYOUT AS BUILDING 1 MIRRORED.
2. REFER TO SHEET 13 - MATERIAL AND COLOR BOARD FOR MATERIAL KEYNOTE LEGEND.





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Community Building - Roof Plan - Scale 1/16" = 1'-0"

Community Building - Ground Floor Plan - 2,781 Net SF - Scale 1/16" = 1'-0"





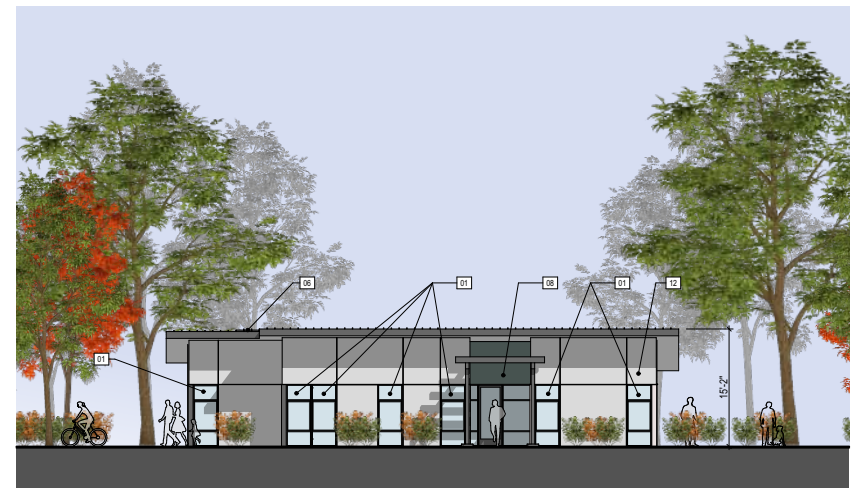
Community Building - Left Elevation - Scale 1/16" = 1'-0"



Community Building - Rear Elevation - Scale 1/16" = 1'-0"



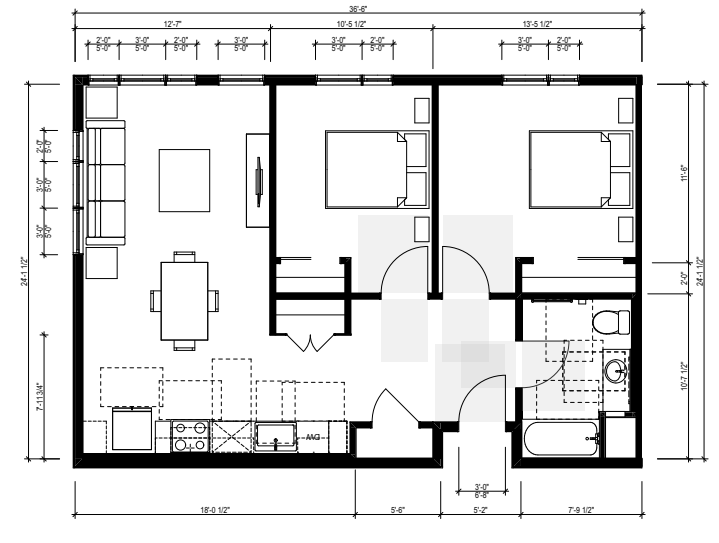
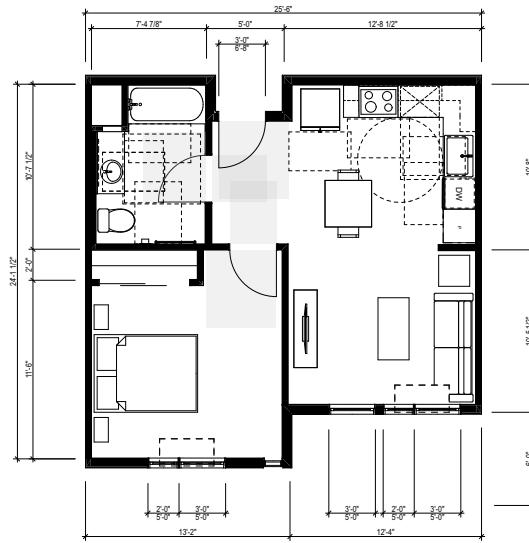
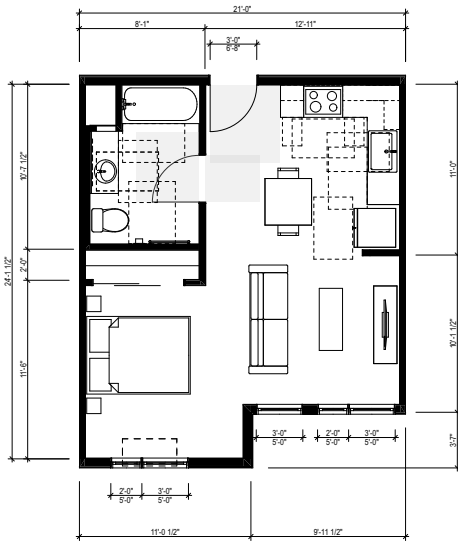
Community Building - Right Elevation - Scale 1/16" = 1'-0"



Community Building - Front Elevation - Scale 1/16" = 1'-0"

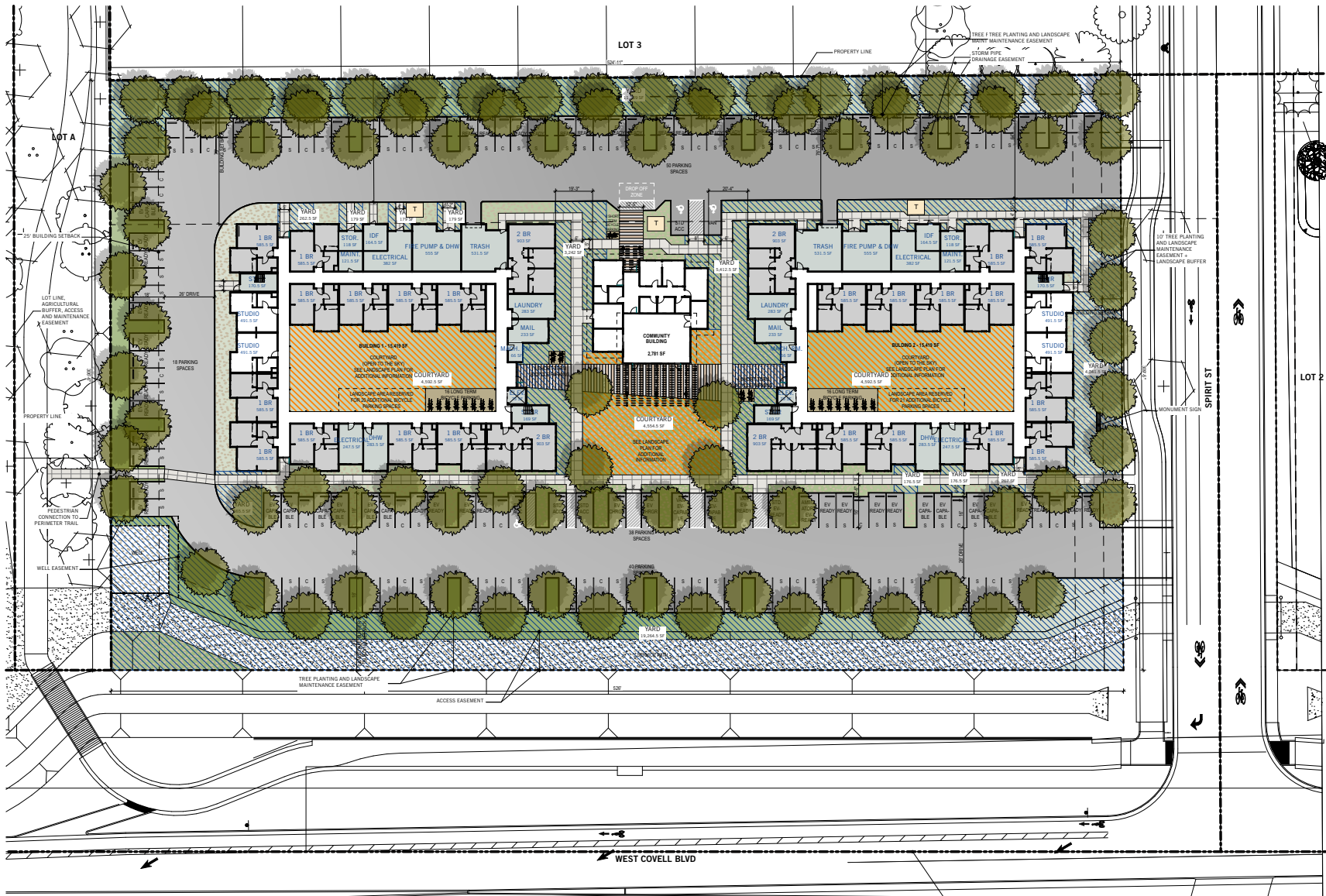
NOTE: REFER TO SHEET 13 - MATERIAL AND COLOR BOARD FOR MATERIAL KEYNOTE LEGEND.





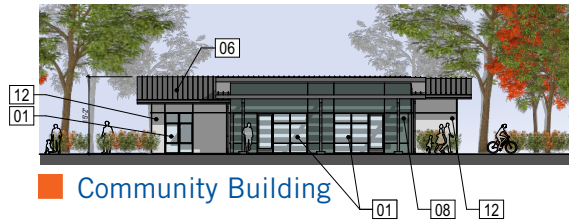
■ Studio Unit - 451 Net SF - Scale 1/8" = 1'-0" ■ One Bedroom Unit - 538 Net SF - Scale 1/8" = 1'-0" ■ Two Bedroom Unit - 842 Net SF - Scale 1/8" = 1'-0"





Open Space Calculations	
Open Space Type	Area
COURTYARD	13,741
YARD	45,183
	58,924 sq ft





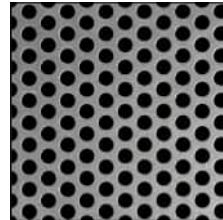
01 ANODIZED ALUMINUM STOREFRONT



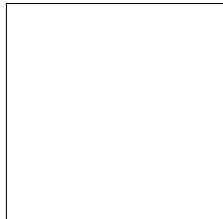
02 METAL SUNSHADE



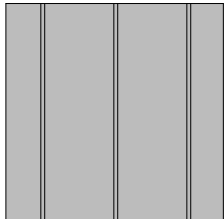
03 METAL BALCONY AND RAILING



04 METAL PERFORATED PANEL (AT SUNSHADE AND BALCONY)



05 SINGLE PLY ROOF - WHITE

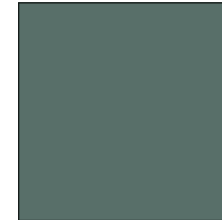


06 SINGLE PLY ROOF w/ APPLIED DECORATIVE BATTENS - GRAY



07 VINYL WINDOWS & DOORS - WHITE

INTEGRAL COLOR ACRYLIC STUCCO (MEDIUM SANDED FINISH)



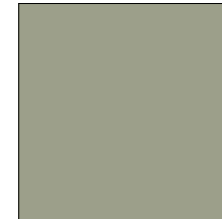
08 STUCCO: 'STUDIO BLUE GREEN' - SW0047



09 STUCCO: 'GAUNLET GRAY' - SW7019



10 STUCCO: 'BLACK FOX' - SW7020



11 STUCCO: 'WILLOW TREE' - SW7741



12 STUCCO 'GYPSUM' - SW9543



13 STUCCO: 'ICE CUBE' - SW6252

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LANDSCAPE DESIGN STATEMENT

A VARIETY OF LOW AND MEDIUM WATER USE TREES, SHRUBS, AND GROUNDCOVER WILL PROVIDE SEASONAL INTEREST AND SCALE TO THE SITE AND REINFORCE THE NATURAL LANDSCAPE OF DAVIS.

ROSES WILL BE FEATURED AS ENTRY PLANTING IN BOTH SHRUB FORM AS MID-GROUND ACCENTS, AND IN GROUNDCOVER DRIFTS AS THE GOLD STANDARD SYMBOL OF BRETTON WOODS.

LARGE CANOPY PARKING LOT SHADE TREES, ALONG WITH VERTICAL SHRUBS AND LOW GROUNDCOVER WILL SOFTEN THE TRANSITION AS ONE MOVES INTO THE SITE FROM THE ROADWAYS.

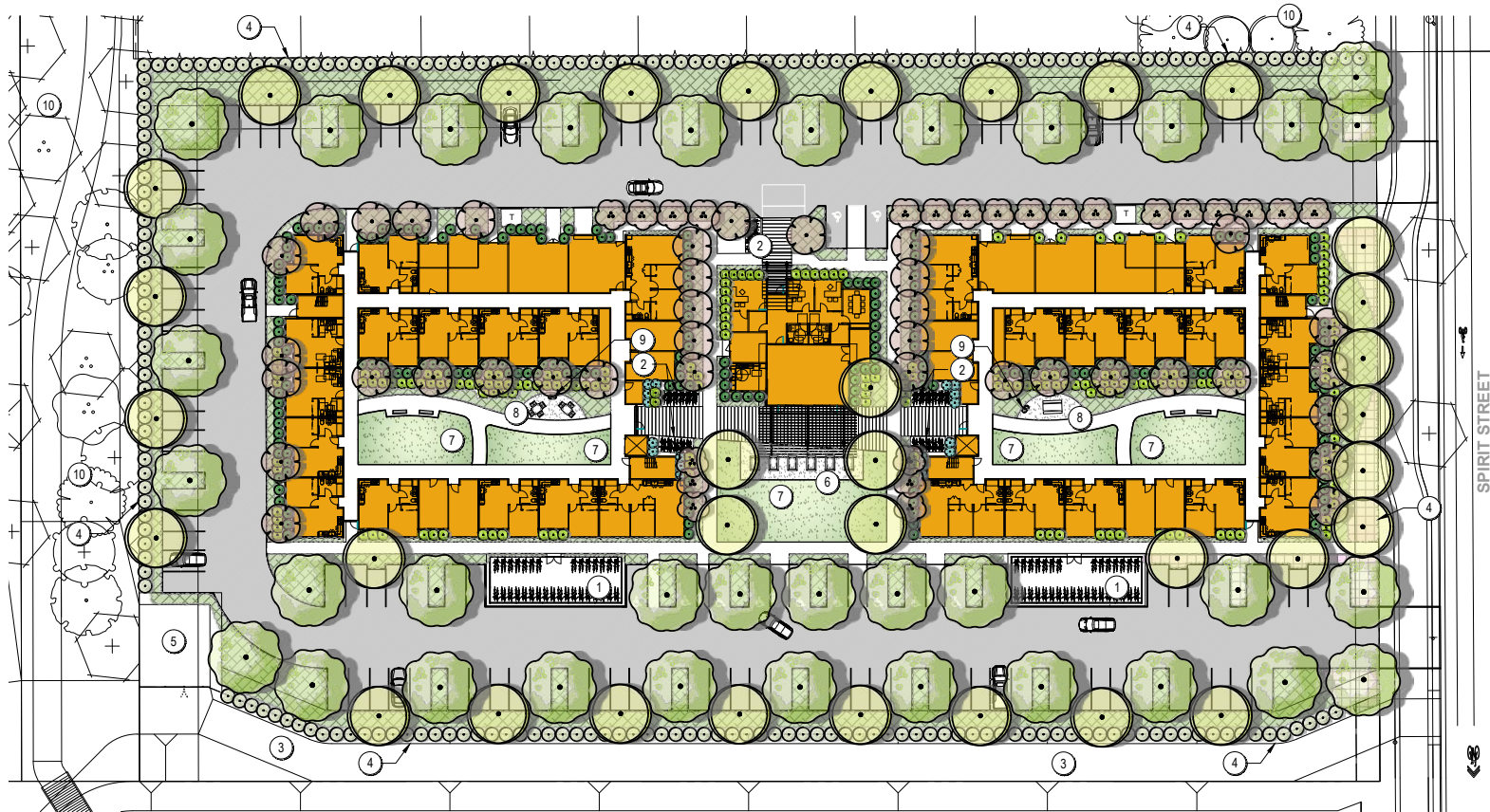
COLUMNAR AND SMALL ACCENT TREES WITHIN THE SITE, WILL PROVIDE FORM AND CONTEXT TO THE BUILDING. THE INFORMAL GROUNDCOVERS AND PLANTINGS WILL TRANSITION TO FORMAL ARRANGEMENTS PUNCTUATING THE BUILDINGS ARCHITECTURE AND PROVIDE TEXTURAL AND SEASONAL INTEREST.

PLANTS ARE SELECTED FROM THE BRETTON WOODS DESIGN GUIDELINES WITH PRIORITY GIVEN TO CALIFORNIA NATIVES AND U.C. DAVIS ARBORETUM ALL-STARS. PRELIMINARY PLANTING PALETTE INCLUDES LIKELY SPECIES, WITH FINAL SELECTIONS TO BE DETERMINED AS CONSTRUCTION DOCUMENTS ARE DEVELOPED. NOT ALL SPECIES MAY BE USED. PLANTING DESIGN WILL AVOID A TOSSED SALAD APPROACH, INSTEAD WILL USE DRIFTS AND MASSING OF SAME SPECIES, WHILE PROVIDING DIVERSITY TO THE OVERALL SITE.

IRRIGATION DESIGN STATEMENT

IRRIGATION SYSTEM WILL CONFORM TO CALIFORNIA'S WATER EFFICIENT LANDSCAPE ORDINANCE AND THE CITY OF DAVIS WATER CONSERVATION ORDINANCE. IRRIGATION SYSTEM TO INCLUDE A SEPARATE IRRIGATION CONNECTION WITH BACKFLOW PROTECTION FROM THE COMMUNITY WELL, WHICH IS LOCATED ON THIS SITE. CONTROLLER WILL BE "SMART" WITH SELF-ADJUSTING PROGRAMS BASED ON LOCAL WEATHER CONDITIONS. AN EVAO/TRANSPIRATION/WEATHER SENSOR, RAIN SENSOR, FLOW SENSOR, AND MASTER VALVE WILL BE INSTALLED. HYDROZONES WILL BE BASED ON EXPOSURE, PLANT WATER REQUIREMENTS AND EMISSION TYPE. IRRIGATION EMISSION SYSTEM WILL GENERALLY CONSIST OF:

- HARD PIPED DRIP OR BUBBLERS TO LARGE SHRUBS IN LINEAR ARRANGEMENTS
- LOW-VOLUME, OVERHEAD IRRIGATION FOR SHRUB AND GROUND COVER AREAS GREATER THAN 8' WIDE, SET BACK 2' FROM HARDSCAPE
- INLINE DRIP IRRIGATION FOR SHRUB AND GROUNDCOVER AREAS LESS THAN 8' IN WIDTH
- PURPLE PIPE & EQUIPMENT SHALL BE UTILIZED PER THE DESIGN GUIDELINES



KEYNOTES

- | | |
|---|--|
| 1 COVERED SECURED CLASS I BICYCLE PARKING | 6 RAISED GARDEN BEDS W/ DG SURFACE |
| 2 VISITOR CLASS II BICYCLE PARKING | 7 TURF AREAS IN COURTYARD |
| 3 ADJACENT SERVICE DRIVE | 8 SEATING OPTIONS IN COURTYARD |
| 4 PROPERTY LINE | 9 TRASH & RECYCLING RECEPTACLES |
| 5 WELL YARD & EASEMENT | 10 ADJACENT OR EXISTING PARCEL LANDSCAPE |



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Conceptual Landscape Plan - Scale 1" = 50'

PLANT LEGEND



SHADE TREES

LARGE BROAD CANOPIED DECIDUOUS SHADE TREES FOR PARKING LOT SHADE.
 KOELREUTERIA BIPINNATA / CHINESE FLAME TREE 15 GAL.
 LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ' / NATCHEZ CRAPE MYRTLE WUCOLS (L) 15 GAL.
 PISTACIA CHINENSIS 'KEITH DAVEY' / KEITH DAVEY CHINESE PISTACHE WUCOLS (M) 15 GAL.
 ULMUS X 'FRONTIER' / FRONTIER ELM WUCOLS (M) 15 GAL.



SECONDARY SHADE TREES

SMALLER SHADE TREES FOR PARKING LOT SHADE
 ACER BUERGERIANUM / TRIDENT MAPLE 15 GAL.
 WUCOLS (M)
 ARBUTUS X 'MARINA' / MARINA STRAWBERRY TREE STANDARD WUCOLS (L) 15 GAL.
 CERCIS CANADENSIS / EASTERN REDBUD WUCOLS (M) 15 GAL.



ACCENT TREES

SMALLER TREES FOR RESIDENTIAL SHADE
 NYSSA SYLVATICA / TUPELO 15 GAL.
 WUCOLS (M)
 TILIA AMERICANA 'BOULEVARD' / BOULEVARD LINDEN WUCOLS (M) 15 GAL.



COLUMNAR TREES

TALLER TREES WITH A NARROW PROFILE FOR SCREENING VERTICAL ARCHITECTURE ELEMENTS
 ACER RUBRUM 'BOWHALL' / BOWHALL MAPLE 15 GAL.
 WUCOLS (M)
 QUERCUS ROBUR HYB. 'KINDRED SPIRITS' / ENGLISH OAK WUCOLS (M) 15 GAL.
 QUERCUS ROBUR X ALBA 'SKINNY GENES' / ENGLISH OAK WUCOLS (M) 15 GAL.



FOUNDATION SHRUBS

LARGE, EVERGREEN SHRUBS USED AS A BACKDROP AND FOR SCREENING. TYPICALLY 5 GALLON SIZE.
 ARCTOSTAPHYLOS D. 'HOWARD MCMINN' / HOWARD M. MANZANITA WUCOLS (L) 5 GAL.
 COTONEASTER LACTEUS / RED CLUSTERBERRY COTONEASTER WUCOLS (L) 1 GAL.
 COTONEASTER LACTEUS / RED CLUSTERBERRY COTONEASTER 5 GAL.
 FEIJOA SELLOWIANA / PINEAPPLE GUAVA WUCOLS (L) 5 GAL.
 OSMANTHUS FRAGRANS / SWEET OLIVE WUCOLS (M) 5 GAL.
 PITTOSPORUM TOBIRA 'VARIEGATA' / VARIEGATED MOCK ORANGE WUCOLS (L) 5 GAL.
 PRUNUS LAUROCERASUS 'ZABELIANA' / ZABEL LAUREL WUCOLS (M) 5 GAL.
 RHAPHIOLEPIS X 'MAJESTIC BEAUTY' TM / MAJESTIC B. HAWTHORNE WUCOLS (L) 5 GAL.



MID-GROUND SHRUBS

MID-GROUND SHRUBS SELECTED FOR INTEREST AND COLOR. PREDOMINATELY LOW WATER USE.
 MAHONIA AQUIFOLIUM 'COMPACTA' / COMPACT OREGON GRAPE WUCOLS (L) 5 GAL.
 PUNICA GRANATUM 'NANA' / DWARF POMEGRANATE WUCOLS (L) 5 GAL.
 RHAMNUS CALIFORNICA 'EVE CASE' / EVE CASE COFFEEBERRY WUCOLS (L) 5 GAL.
 RHAPHIOLEPIS INDICA 'PINK DANCER' / INDIAN HAWTHORNE WUCOLS (M) 5 GAL.
 ROSA HYBRID TEA ROSE 'MISTER LINCOLN' / MISTER LINCOLN TEA ROSE WUCOLS (M) 5 GAL.
 SPIRAEA X BUMALDA 'ANTHONY WATERER' / ANTHONY WATERER SPIRAEA WUCOLS (M) 5 GAL.
 TEUCRIUM FRUTICANS / BUSH GERMANDER WUCOLS (L) 5 GAL.



VERTICAL ACCENT

CUPRESSUS SEMPERVIRENS 'GLAUCA' / ITALIAN CYPRESS WUCOLS (L) 15 GAL.
 ILEX CRENATA 'SENTINEL' / SENTINEL JAPANESE HOLLY WUCOLS (L) 15 GAL.
 JUNIPERUS CHINENSIS 'SPARTAN' / SPARTAN JUNIPER WUCOLS (L) 15 GAL.
 JUNIPERUS SCOPULORUM 'SKYROCKET' / SKYROCKET JUNIPER WUCOLS (L) 15 GAL.
 PODOCARPUS X 'ICEE BLUE' / ICEE BLUE PODOCARPUS WUCOLS (M) 15 GAL.



SCREEN SHRUBS

LARGE NATIVE OR ADAPTED FOR PERIMETER SCREENING
 CALLISTEMON RUGULOSUS 'VIOLEACEUS' / PURPLE BOTTLEBRUSH WUCOLS (L) 5 GAL.
 CARPENTERIA CALIFORNICA 'ELIZABETH' / ELIZABETH BUSH ANEMONE WUCOLS (L) 5 GAL.
 FRANGULA CALIFORNICA / CALIFORNIA COFFEEBERRY WUCOLS (L) 5 GAL.
 HETEROMELES ARBUTIFOLIA / TOYON WUCOLS (L) 5 GAL.



SHRUBS AND GROUNDCOVER

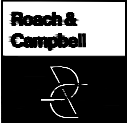
NATIVE OR ADAPTED PLANTS IN BUFFER AREAS. PREDOMINATELY LOW WATER USE. GENERALLY 60% ONE GALLON PLANTING, 40% FIVE GALLON PLANTING, 36"-48" ON CENTER.
 ARBUTUS UNEDO 'COMPACTA' / DWARF STRAWBERRY TREE 1 GAL.
 WUCOLS (L)
 ARCTOSTAPHYLOS X 'EMERALD CARPET' / EMERALD CARPET MANZANITA WUCOLS (L) 1 GAL. 30" oc
 CISTUS PULVERULENTUS 'SUNSET' / ROCKROSE 5 GAL. 4.5" oc
 WUCOLS (L)
 COTONEASTER DAMMERI 'LOWFAST' / BEARBERRY COTONEASTER 1 GAL. 48" oc
 WUCOLS (L)
 FESTUCA MAIREI 'GREENLEE'S FORM' / GREENLEE ATLAS FESCUE WUCOLS (L) 1 GAL. 30" oc
 JUNIPERUS CONFERTA 'COMPACTA' / SHORE JUNIPER WUCOLS (L) 1 GAL. 24" oc
 LUPINUS ALBIFRONS / BUSH LUPINE 5 GAL. 4" oc
 PENSTEMON HETEROPHYLLUS 'MARGARITA BOP' / BEARD TONGUE 1 GAL.
 RHAMNUS CALIFORNICA 'EVE CASE' / CALIFORNIA COFFEEBERRY WUCOLS (L) 5 GAL. 4" oc
 SALVIA CHAMAEDRYOIDES / MEXICAN BLUE SAGE WUCOLS (L) 5 GAL. 4" oc
 TEUCRIUM FRUTICANS 'AZUREUM' / AZURE BUSH GERMANDER WUCOLS (L) 5 GAL. 3.5" oc
 WESTRINGIA F. 'MORNING LIGHT' / MORNING LIGHT COAST ROSEMARY WUCOLS (L) 5 GAL. 5" oc

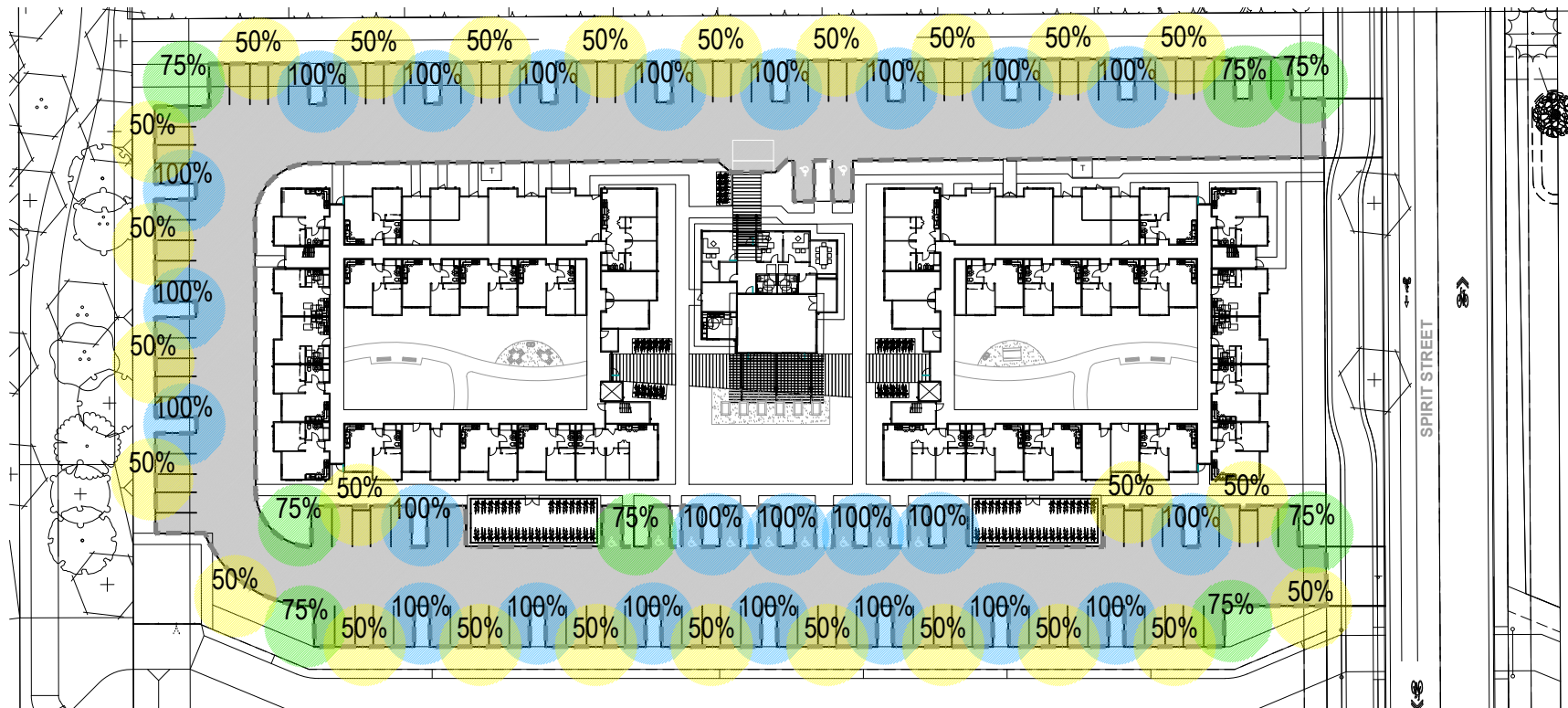


TURF

TURF SOD / DROUGHT TOLERANT FESCUE BLEND -

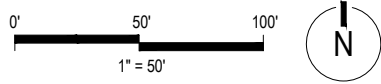
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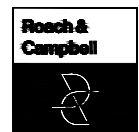


Parking Lot Shade Calculations
Bretton Woods Senior Affordable

Project: 22068
 Date: 10/27/2022



	25%	50%	75%	100%	Total
Qty. 35' Diameter Trees <i>sub total of shade at 962 sf for 100% canopy</i>	0	0	0	0	-
Qty. 30' Diameter Trees <i>sub total of shade at 706 sf for 100% canopy</i>	1	8	24		
Qty. 25' Diameter Trees <i>sub total of shade at 491sf for 100% canopy</i>	0	354	4240	16944	21,538
Qty. 20' Diameter Trees <i>sub total of shade at 314sf for 100% canopy</i>	0	25	6150	0	6,150
	0	0	0	0	-
Total Shade Provided					27,688
Total Parking Area					51,376
Percent Shaded					54%



BICYCLE PARKING



CLASS II (INDIVIDUAL BICYCLE POST/HOOP)
 SINGLE OR DOUBLE PARKING PER UNIT, MAY INCLUDE UNITS TO COORDINATE WITH OTHER SITE FURNISHINGS AS SHOWN ABOVE, OR MORE ARTISTIC FORMS.
 SHOWN: VICTOR STANLEY BHRS-101, BRHS-103
 COLOR/FINISH: DARK BRONZE TGIC POLYESTER POWDER COAT (BLACK SHOWN)



CLASS II (RACK/CORRALS)
 3, 4, 5, 6, OR 8 UNIT MODULES AS REQUIRED TO MEET PARKING REQUIREMENTS AND SPACE ALLOWS. SHOWN: LIGHTNING BOLT BY SCH ENTERPRISES, OR SIMILAR.
 COLOR/FINISH: DARK BRONZE TGIC POLYESTER POWDER COAT (BLACK SHOWN)

SITE FURNISHINGS



TRASH RECEPTACLE
 VERTICAL STRAP, CIRCULAR
 COLOR/FINISH: DARK BRONZE TGIC POLYESTER POWDER COAT (BLACK SHOWN)
 SHOWN: VICTOR STANLEY RB-36



BENCH
 HORIZONTAL STRAP, WITH BACK, WITH OR WITHOUT ARMS (NOTE: NO VERTICAL STRAP STYLES)
 COLOR/FINISH: DARK BRONZE TGIC POLYESTER POWDER COAT (BLACK SHOWN)
 SHOWN: VICTOR STANLEY RBF-28

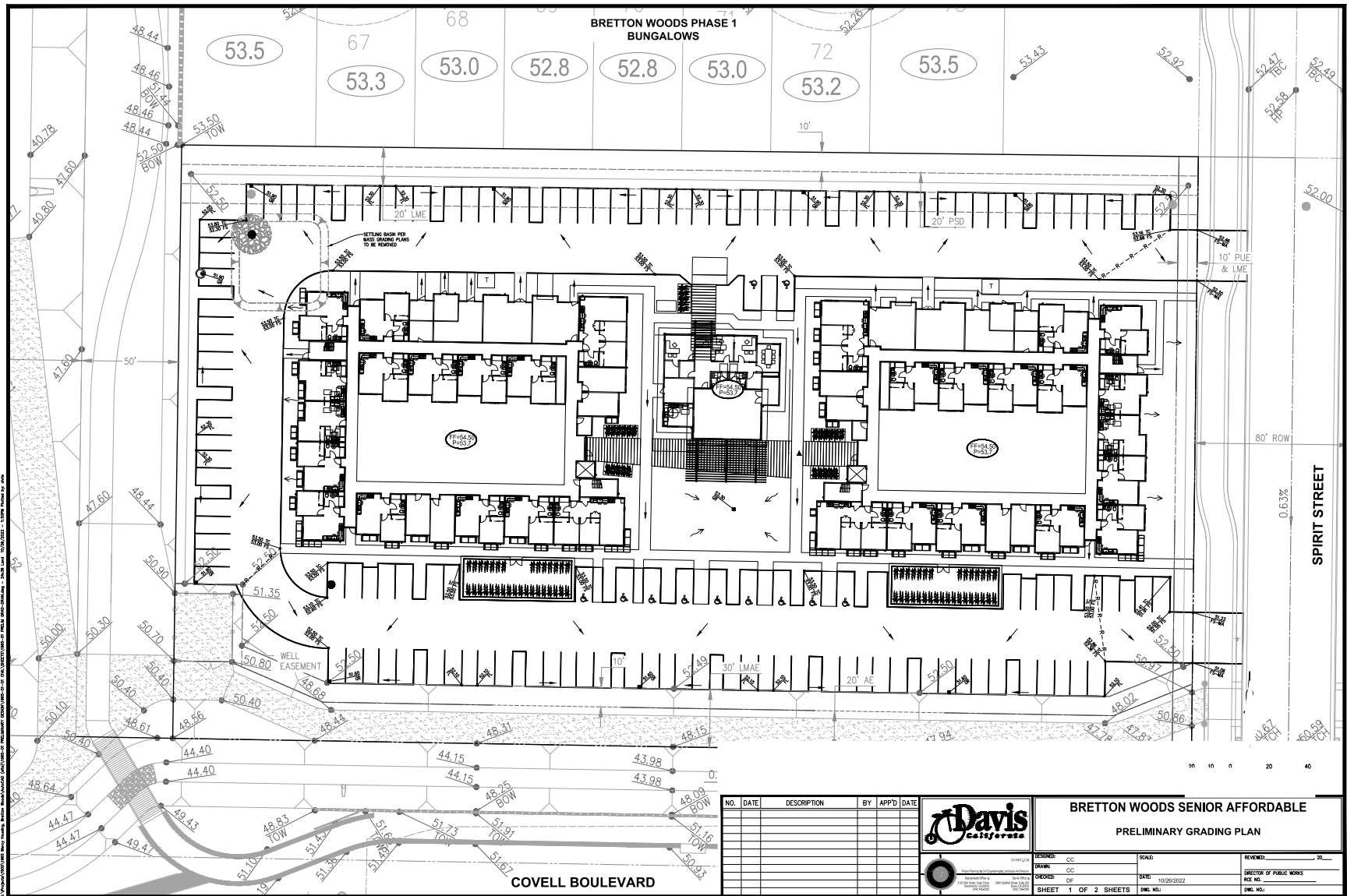


PICNIC TABLE & BENCH
 8' TABLE WITH TWO 6' BACKLESS BENCHES (FOR ADA-COMPLIANCE)
 COLOR/FINISH: DARK BRONZE TGIC POLYESTER POWDER COAT (BLACK SHOWN)
 SHOWN: VICTOR STANLEY FBF-56



TABLE & CHAIRS (ADA-ACCESSIBLE OPTION SHOWN)
 4' TABLE WITH THREE OR FOUR CHAIRS W/ BACKS
 COLOR/FINISH: BLACK RECYCLED PLASTIC SLATS (BROWN SHOWN)
 SHOWN: TIMBERFORM TABLE AND CHAIRS (MODELS #2050 & 2051)





NO.	DATE	DESCRIPTION	BY	APP'D	DATE

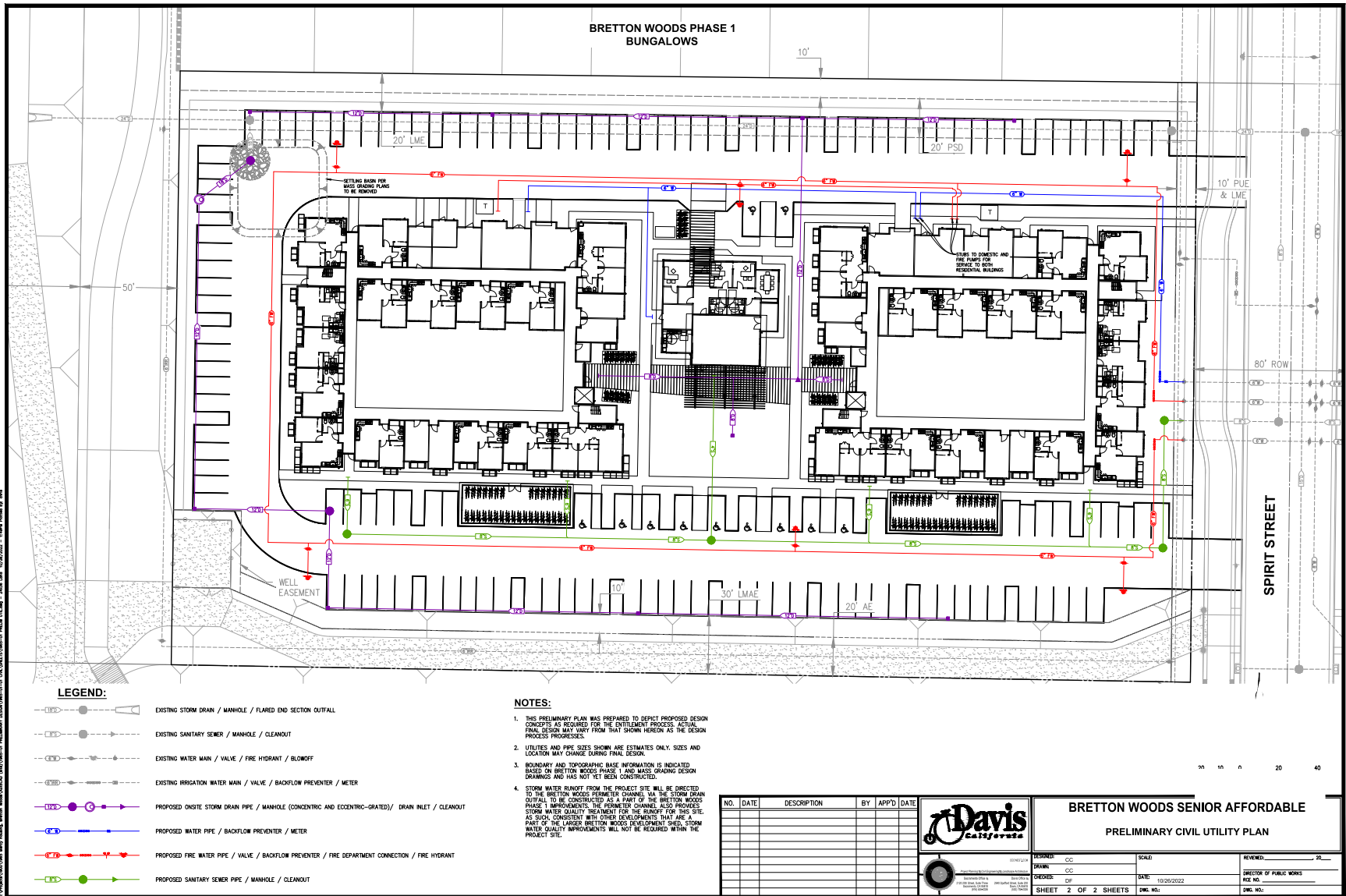


BRETTON WOODS SENIOR AFFORDABLE
PRELIMINARY GRADING PLAN

DESIGNED: GC	SCALE:	REVIEWED: 20
DRAWN: GC		DIRECTOR OF PUBLIC WORKS
CHECKED: CDF	DATE: 11/09/2022	PRICE NO.
SHEET 1 OF 2 SHEETS	DWG. NO.:	DWG. NO.:



Conceptual Grading Plan - Scale 1" = 50'



LEGEND:

- EXISTING STORM DRAIN / MANHOLE / FLARED END SECTION OUTFALL
- EXISTING SANITARY SEWER / MANHOLE / CLEANOUT
- EXISTING WATER MAIN / VALVE / FIRE HYDRANT / BLOWOFF
- EXISTING IRRIGATION WATER MAIN / VALVE / BACKFLOW PREVENTER / METER
- PROPOSED ONSITE STORM DRAIN PIPE / MANHOLE (CONCENTRIC AND ECCENTRIC-GRATED) / DRAIN INLET / CLEANOUT
- PROPOSED WATER PIPE / BACKFLOW PREVENTER / METER
- PROPOSED FIRE WATER PIPE / VALVE / BACKFLOW PREVENTER / FIRE DEPARTMENT CONNECTION / FIRE HYDRANT
- PROPOSED SANITARY SEWER PIPE / MANHOLE / CLEANOUT

NOTES:

1. THIS PRELIMINARY PLAN WAS PREPARED TO DEPICT PROPOSED DESIGN CONCEPTS AS REQUIRED FOR THE ENTITLEMENT PROCESS. ACTUAL FINAL DESIGN MAY VARY FROM THAT SHOWN HEREON AS THE DESIGN PROCESS PROGRESSES.
2. UTILITIES AND PIPE SIZES SHOWN ARE ESTIMATES ONLY. SIZES AND LOCATION MAY CHANGE DURING FINAL DESIGN.
3. BOUNDARY AND TOPOGRAPHIC BASE INFORMATION IS INDICATED BASED ON BRETTON WOODS PHASE 1 AND MASS GRADING DESIGN DRAWINGS AND HAS NOT YET BEEN CONSTRUCTED.
4. STORM WATER RAINFALL FROM THE PROJECT SITE WILL BE DIRECTED TO THE BRETTON WOODS PROMINER CHANNEL VIA THE STORM DRAIN OUTFALL TO BE CONSTRUCTED AS A PART OF THE BRETTON WOODS PHASE 1 IMPROVEMENTS. THE PROMINER CHANNEL ALSO PROVIDES STORM WATER QUALITY TREATMENT FOR THE RUNOFF FOR THIS SITE. AS SUCH, CONSISTENT WITH OTHER DEVELOPMENTS THAT ARE A PART OF THE LARGER BRETTON WOODS DEVELOPMENT SHEET, STORM WATER QUALITY IMPROVEMENTS WILL NOT BE REQUIRED WITHIN THE PROJECT SITE.

NO.	DATE	DESCRIPTION	BY	APP'D	DATE



BRETTON WOODS SENIOR AFFORDABLE			
PRELIMINARY CIVIL UTILITY PLAN			
DESIGNED: GC	SCALE:	REVIEWED: PL	
DRAWN: GC		DIRECTOR OF PUBLIC WORKS	
CHECKED: CBF	DATE: 11/29/2022	FILE NO.	
SHEET 2 OF 2 SHEETS	DWG. NO.:	DWG. NO.:	



Conceptual Utility Plan - Scale 1" = 50'

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View of Southwest Corner

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View of the Central Lawn from the South

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View from the North Property Line