



ANTON DAVIS

DAVIS, CA

PARKING SUMMARY

PARKING REQUIRED		
PARKING REQ. PER DWELLING UNIT	NO OF UNITS	STALLS REQUIRED
1.3	200	260

PARKING PROVIDED	
OPEN STANDARD STALLS	176
GARAGE PARKING	90
DRIVEWAY (TANDEM)	32
ADJACENT PARCEL - OPEN STANDARD STALLS	38
ADJACENT PARCEL - COMPACT STANDARD STALLS	4
TOTAL PARKING PROVIDED	340
PARKING RATIO (PER UNIT)	1.70
PASSENGER LOADING/UNLOADING	1
ADA PARKING	12
EV PARKING	35

BIKE PARKING SUMMARY

BIKE PARKING REQUIRED		
PARKING REQ. PER BEDROOM	NO. OF BEDROOM	STALLS REQUIRED
1	499	499
75% FOR LONG TERM		374
25% FOR SHORT TERM		125

BIKE PARKING PROVIDED	
LONG TERM	408
SHORT TERM	126
TOTAL BIKE PARKING PROVIDED	534
PARKING RATIO (PER BEDROOM)	1.07

UNIT SUMMARY

PLAN	BED/BATH	NET S.F.	NO. OF UNITS	UNIT S.F. TOTAL	UNIT MIX
P1.0	1BED / 1BA	±610	8	4,880	
P1.1	1BED / 1BA	±581	4	2,324	
1 BR SUBTOTAL			12		6%
P2.0	2 BED / 2 BA	±982	59	57,938	
P2.1	2 BED / 2 BA	±1,042	18	18,756	
2 BR SUBTOTAL			77		39%
P3.0	3 BED / 2 BA	±1,246	42	52,332	
P3.1	3 BED / 2 BA	±1,232	35	43,120	
P3.2	3 BED / 2 BA	±1,259	10	12,590	
P3.3	3 BED / 2 BA	±1,226	24	29,424	
3 BR SUBTOTAL			111		56%
TOTAL			200	221,364	100%

OPEN SPACE SUMMARY

OPEN SPACE REQUIRED		
	NO. OF UNITS	S.F. TOTAL
1 BEDROOM - 200 S.F PER UNIT	12	2,400
2 BEDROOM - 250 S.F PER UNIT	77	19,250
3 BEDROOM - 300 S.F PER UNIT	111	33,300
TOTAL REQUIRED		54,950

OPEN SPACE PROVIDED	
COMMON AREA	43,805
PRIVATE DECKS	9,281
TOTAL PROVIDED	53,086

PROJECT INFO

ZONING: PLANNED DEVELOPMENT 1-17
 SITE ADDRESS: 2555 RESEARCH PARK DR. DAVIS, CA 92821
 PROJECT DESCRIPTION: THE PROPOSED MULTI-FAMILY PROJECT CONSISTS OF TYPE-VA, 1, 3, AND 4 STORY BUILDINGS, ON THE 5.79 ACRE SITE THERE ARE 200 UNITS THAT RANGE IN SIZE FROM 581 S.F. TO 1,259 S.F AND APPROXIMATELY 1,528 S.F. OF COMMERCIAL SPACE.
 APN: 069-530-030, 069-530-031
 SITE AREA: ± 5.79 ACRES
 UNITS: 200 UNITS
 DENSITY: 34.5 DU/ACRE
 CONSTRUCTION TYPE: TYPE VA
 SPRINKLERS: YES
 FAR: 1.2
 LOT COVERAGE: 34.35%
 SETBACKS: FRONT: 3-STORY MASSING = 16'-0"
 2-STORY MASSING = 13'-0"
 SIDE INTERIOR: 11'-0"
 REAR: 10'-0"
 BUILDING HEIGHT: ±59'-6"
 CONCESSION: 1 - REQUIRED OPEN SPACE

BUILDING AREA SUMMARY

BUILDING A	RESIDENTIAL (S.F.) *	LEASING/ AMENITY (S.F.)	CIRC./ UTILITY/ BIKE (S.F.)	GARAGE (S.F.)	COMMERCIAL (S.F.)	TOTAL (S.F.)
BUILDING A						
1ST FLOOR	14,689	0	7,314	7,847	0	29,850
2ND FLOOR	25,575	1,402	3,940	0	0	30,917
3RD FLOOR	25,477	1,402	3,940	0	0	30,819
4TH FLOOR	24,834	527	3,940	0	0	29,301
TOTAL	90,575	3,331	19,134	7,847	0	120,887
BUILDING B						
1ST FLOOR	7,726	6,373	2,744	0	0	16,843
2ND FLOOR	14,288	0	2,039	0	0	16,327
3RD FLOOR	14,164	0	2,039	0	0	16,203
4TH FLOOR	14,115	0	2,039	0	0	16,154
TOTAL	50,293	6,373	8,861	0	0	65,527
BUILDING C						
1ST FLOOR	6,778	0	1,715	4,762	0	13,255
2ND FLOOR	12,299	0	997	0	0	13,296
3RD FLOOR	12,206	0	997	0	0	13,203
TOTAL	31,283	0	3,709	4,762	0	39,754
BUILDING D						
1ST FLOOR	5,385	0	1,169	3,811	1,528	11,893
2ND FLOOR	10,055	0	742	0	0	10,797
3RD FLOOR	9,997	0	742	0	0	10,739
TOTAL	25,437	0	2,653	3,811	1,528	33,429
BUILDING E						
1ST FLOOR	8,034	0	1,666	5,714	0	15,414
2ND FLOOR	15,087	0	1,100	0	0	16,187
3RD FLOOR	15,001	0	1,100	0	0	16,101
TOTAL	38,122	0	3,866	5,714	0	47,702
SITE TOTAL	235,710	9,704	38,223	22,134	1,528	307,299

* AREA INCLUDES PRIVATE DECKS, PATIOS, AND EXTERIOR STORAGE CLOSETS.

PROJECT TEAM

CLIENT: ANTON DEV CO
 1610 R STREET, SUITE 250
 SACRAMENTO, CA 95811
 CONTACT: BRANDON DINON
 PHONE: 916.730.4143
 ARCHITECT: ARCHITECTURE DESIGN COLLABORATIVE
 23231 SOUTH POINTE DRIVE
 LAGUNA HILLS, CA 92653
 CONTACT: CHRIS WEIMHOLT
 PHONE: 949.267.1660 EXT. 202
 CIVIL: CUNNINGHAM ENGINEERING CORPORATION
 2940 SPAFFORD STREET, SUITE 200
 DAVIS, CA 95618
 CONTACT: STEVE GREENFIELD
 PHONE: 530.758.2026 EX. 122
 LANDSCAPE ARCHITECT: FURMAN LEAMY LANDGROUP
 2140 PROFESSIONAL DRIVE, SUITE 115
 ROSEVILLE, CA 95661
 CONTACT: KEVIN LEAMY
 PHONE: 916.783.5263

SHEET INDEX

GENERAL	
A0.0	TITLE SHEET
G0.0	GENERAL INFORMATION
G0.1	SITE PHOTO CONTEXT
LANDSCAPE	
PL1	PRELIMINARY CONSTRUCTION PLAN
PL2	PRELIMINARY PLANTING PLAN
PL3	PRELIMINARY TREE PLAN
PL4	PRELIMINARY DETAILS
CIVIL	
	BIKE / PEDESTRIAN CIRCULATION EXHIBIT
	CONTEXT MAP EXHIBIT
C1	SITE PLAN
C2	SITE GRADING, DRAINAGE, AND UTILITIES PLAN
C3	STORMWATER QUALITY EXHIBIT
C4	SITE FIRE TRUCK ACCESS PLAN
C5	OFFSITE IMPROVEMENTS EXHIBIT
ARCHITECTURAL	
A1.0	SITE PLAN
A1.1	TRASH MANAGEMENT PLAN
A1.2	BIKE PARKING PLAN
A1.3	BUILDING HEIGHT EXHIBIT
A2.0	BLDG. A - FIRST FLOOR PLAN
A2.1	BLDG. A - SECOND AND THIRD FLOOR PLAN
A2.2	BLDG. A - FOURTH FLOOR PLAN
A2.3	BLDG. A - ROOF PLAN
A2.4	BLDG. A - ELEVATIONS
A2.5	BLDG. A - ELEVATIONS
A3.0	BLDG. B - FIRST TO THIRD FLOOR PLAN
A3.1	BLDG. B - FOURTH FLOOR AND ROOF PLAN
A3.2	BLDG. B - ELEVATIONS
A4.0	BLDG. C - FLOOR PLANS AND ROOF PLAN
A4.1	BLDG. C - ELEVATIONS
A5.0	BLDG. D - FLOOR PLANS AND ROOF PLAN
A5.1	BLDG. D - ELEVATIONS
A6.0	BLDG. E - FLOOR PLANS AND ROOF PLAN
A6.1	BLDG. E - ELEVATIONS
A7.0	UNIT PLANS
A7.1	UNIT PLANS
A8.0	MATERIAL BOARD

VICINITY MAP





VIEW LOOKING EAST FROM I-80 HWY. 10



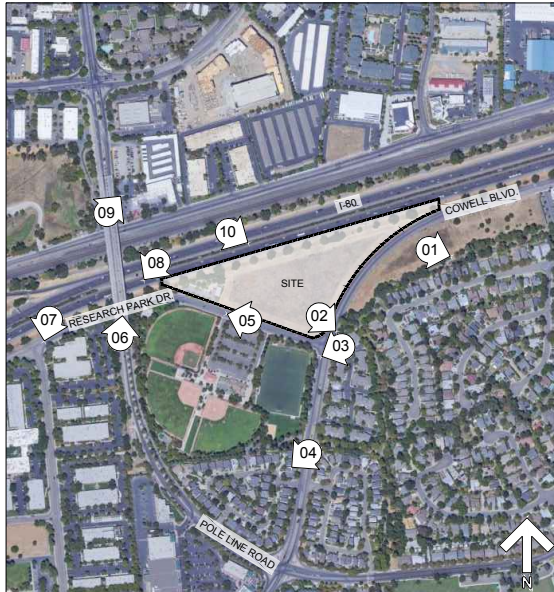
VIEW LOOKING NORTH FROM POLE LINE ROAD 06



VIEW LOOKING SOUTHWEST FROM COWELL BLVD. 04



VIEW LOOKING NORTHEAST FROM POLE LINE ROAD 09



VICINITY MAP



VIEW LOOKING WEST FROM INTERSECTION OF COWELL BLVD. AND RESEARCH PARK DR. 03



VIEW LOOKING SOUTHWEST FROM I-80 HWY. 08



VIEW LOOKING SOUTHEAST FROM COWELL BLVD. 02



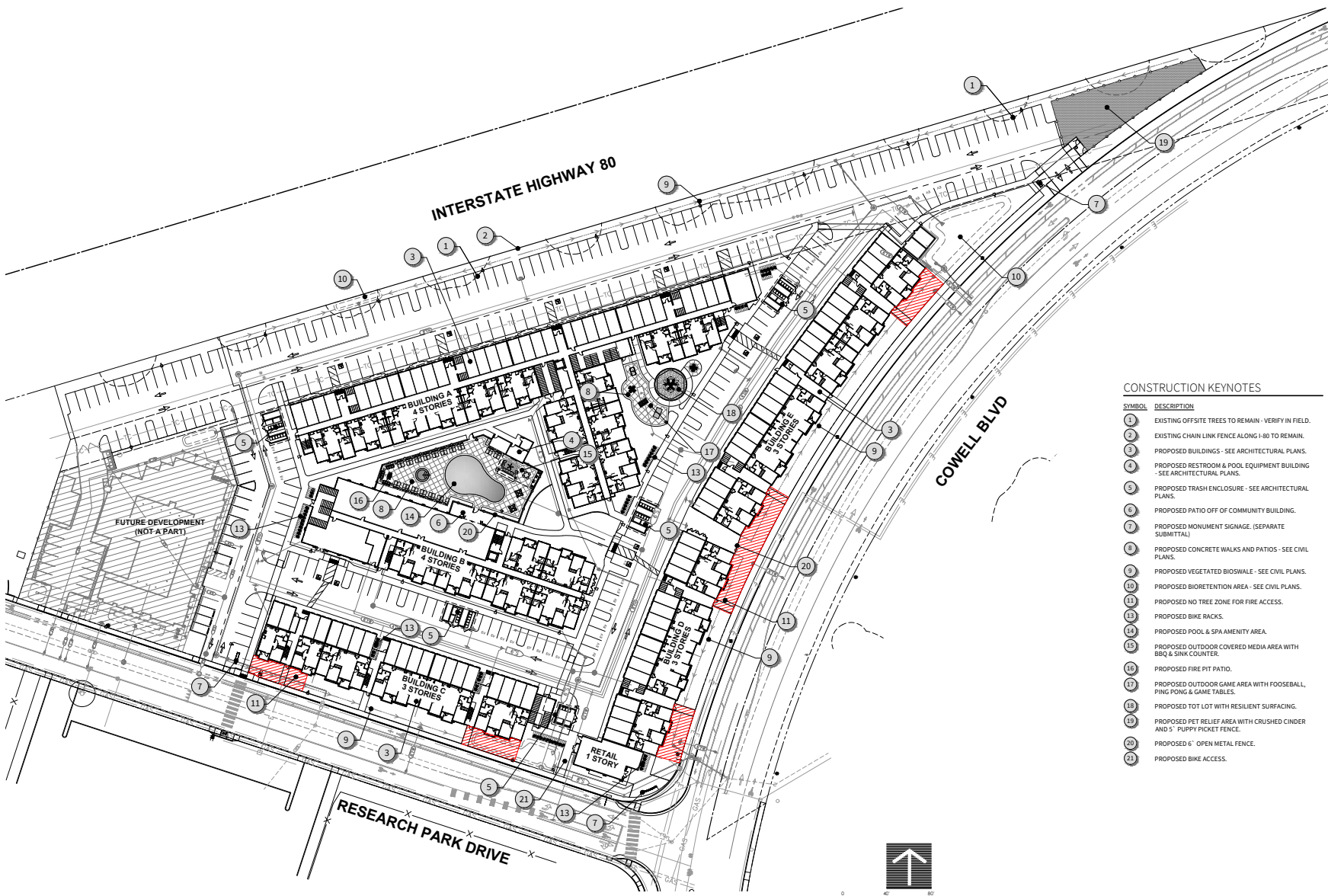
VIEW LOOKING SOUTH FROM RESEARCH PARK DR. 07



VIEW LOOKING WEST FROM RESEARCH PARK DR. 05



VIEW LOOKING EAST FROM COWELL BLVD. 01



CONSTRUCTION KEYNOTES

SYMBOL	DESCRIPTION
1	EXISTING OFFSITE TREES TO REMAIN - VERIFY IN FIELD.
2	EXISTING CHAIN LINK FENCE ALONG I-80 TO REMAIN.
3	PROPOSED BUILDINGS - SEE ARCHITECTURAL PLANS.
4	PROPOSED RESTROOM & POOL EQUIPMENT BUILDING - SEE ARCHITECTURAL PLANS.
5	PROPOSED TRASH ENCLOSURE - SEE ARCHITECTURAL PLANS.
6	PROPOSED PATIO OFF OF COMMUNITY BUILDING.
7	PROPOSED MONUMENT SIGNAGE. (SEPARATE SUBMITTAL)
8	PROPOSED CONCRETE WALKS AND PATIOS - SEE CIVIL PLANS.
9	PROPOSED VEGETATED BIOSWALE - SEE CIVIL PLANS.
10	PROPOSED BIORETENTION AREA - SEE CIVIL PLANS.
11	PROPOSED NO TREE ZONE FOR FIRE ACCESS.
12	PROPOSED BIKE RACKS.
13	PROPOSED POOL & SPA AMENITY AREA.
14	PROPOSED OUTDOOR COVERED MEDIA AREA WITH BBQ & SINK COUNTER.
15	PROPOSED FIRE PIT PATIO.
16	PROPOSED OUTDOOR GAME AREA WITH FOOSBALL, PING PONG & GAME TABLES.
17	PROPOSED TOT LOT WITH RESILIENT SURFACING.
18	PROPOSED PET RELIEF AREA WITH CRUSHED CINDER AND 5" PUPPY PICKET FENCE.
19	PROPOSED 6" OPEN METAL FENCE.
20	PROPOSED BIKE ACCESS.
21	PROPOSED BIKE ACCESS.

**FUHRMAN LEAMY
LAND GROUP**
DESIGN • SERVICE • SOLUTIONS
2140 PROFESSIONAL DRIVE, SUITE 115 ROSEVILLE, CA 95661
(916) 83-3263 info@fllandgroup.com

add
23231 SOUTH POINTE DR
LAGUNA HILLS, CA 92653
949.287.1660
CHRIS WERMHOLT

ANTON
DEV CO
ANOTN DEV CO
1610 R STREET, SUITE 250
SACRAMENTO, CA 95811
950.549.1800

21088
ANTON DAVIS
DAVIS, CA

1ST SUBMITTAL 05/05/2022
2ND SUBMITTAL 07/05/2022

PL1
PRELIMINARY CONSTRUCTION PLAN

GENERAL PLANTING NOTES

1. THE PLANT MATERIAL HAS BEEN DESIGNED TO MEET THE CPTED DESIGN STANDARDS.
2. ALL SHRUB AND GROUND COVER AREAS SHALL RECEIVE A 3" LAYER OF BARK CHIP MULCH TOP DRESSING.
3. ALL GROUND MECHANICAL EQUIPMENT WILL BE SCREENED USING EVERGREEN SHRUBS.

GENERAL IRRIGATION NOTES

1. ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM THAT WILL BE COMPLIANT WITH THE STATE OF CALIFORNIA'S MODEL WATER EFFICIENT LANDSCAPE ORDINANCE.
2. THE IRRIGATION SYSTEM WILL INCLUDE AN AUTOMATED CONTROLLER WITH BAIN SHUT-OFF VALVE.
3. THE IRRIGATION CONTROLS WILL BE SCREENED FROM VIEW BY LANDSCAPING OR OTHER ATTRACTIVE SITE MATERIALS.

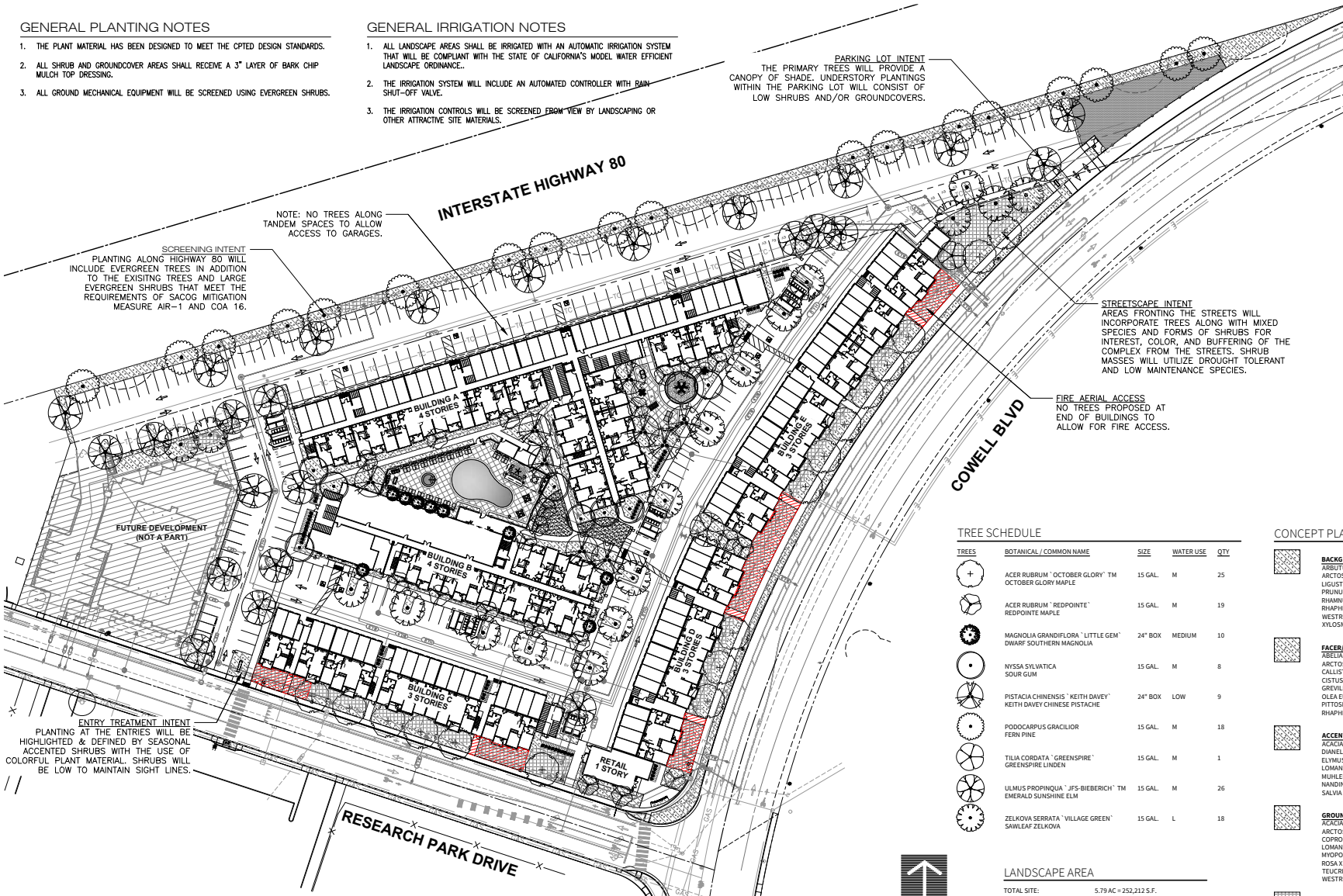
PARKING LOT INTENT
THE PRIMARY TREES WILL PROVIDE A CANOPY OF SHADE. UNDERSTORY PLANTINGS WITHIN THE PARKING LOT WILL CONSIST OF LOW SHRUBS AND/OR GROUNDCOVERS.

NOTE: NO TREES ALONG TANDEM SPACES TO ALLOW ACCESS TO GARAGES.

SCREENING INTENT
PLANTING ALONG HIGHWAY 80 WILL INCLUDE EVERGREEN TREES IN ADDITION TO THE EXISTING TREES AND LARGE EVERGREEN SHRUBS THAT MEET THE REQUIREMENTS OF SACOG MITIGATION MEASURE AIR-1 AND COA 16.

STREETSCAPE INTENT
AREAS FRONTING THE STREETS WILL INCORPORATE TREES ALONG WITH MIXED SPECIES AND FORMS OF SHRUBS FOR INTEREST, COLOR, AND BUFFERING OF THE COMPLEX FROM THE STREETS. SHRUB MASSES WILL UTILIZE DROUGHT TOLERANT AND LOW MAINTENANCE SPECIES.

FIRE AERIAL ACCESS
NO TREES PROPOSED AT END OF BUILDINGS TO ALLOW FOR FIRE ACCESS.



FUTURE DEVELOPMENT (NOT A PART)

ENTRY TREATMENT INTENT
PLANTING AT THE ENTRIES WILL BE HIGHLIGHTED & DEFINED BY SEASONAL ACCENTED SHRUBS WITH THE USE OF COLORFUL PLANT MATERIAL. SHRUBS WILL BE LOW TO MAINTAIN SIGHT LINES.

TREE SCHEDULE

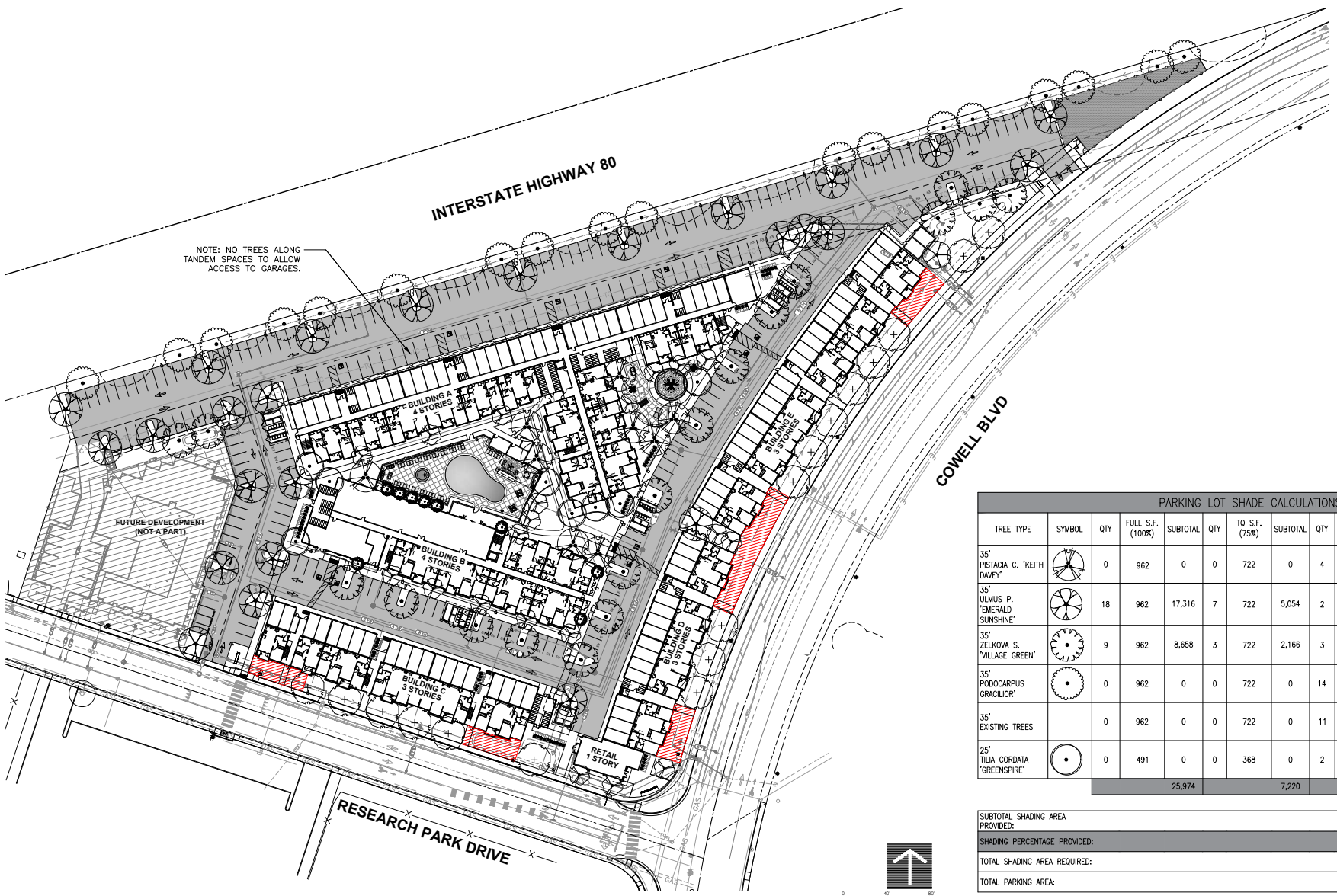
TREES	BOTANICAL / COMMON NAME	SIZE	WATER USE	QTY
+	ACER RUBRUM 'OCTOBER GLORY'™ OCTOBER GLORY MAPLE	15 GAL	M	25
⊗	ACER RUBRUM 'REDPOINTE' REDPOINTE MAPLE	15 GAL	M	19
⊙	MAGNOLIA GRANDIFLORA 'LITTLE GEM' DWARF SOUTHERN MAGNOLIA	24" BOX	MEDIUM	10
⊖	NYSSA SYLVATICA SOUR GUM	15 GAL	M	8
⊗	PISTACIA CHINENSIS 'KEITH DAVEY' KEITH DAVEY CHINESE PISTACHE	24" BOX	LOW	9
⊙	PODOCARPUS GRACILIOR FERN PINE	15 GAL	M	18
⊖	TILIA CORDATA 'GREENSPIRE' GREENSPIRE LINDEN	15 GAL	M	1
⊙	ULMUS PROPINQUA 'JFS GIEBERICH'™ EMERALD SUNSHINE ELM	15 GAL	M	26
⊖	ZELKOVA SERRATA 'VILLAGE GREEN' SAWLEAF ZELKOVA	15 GAL	L	18

LANDSCAPE AREA

TOTAL SITE: 5.79 AC + 252,212 S.F.
PROPOSED LANDSCAPE: 52,279 S.F.
LANDSCAPE AREA: 20%

CONCEPT PLANT SCHEDULE

	BACKGROUND/FOUNDATION SHRUBS ARBUTUS UNEDO 'COMPACTA' / DWARF STRAWBERRY TREE (8'X8') ARCTOSTAPHYLOS OENSIFFLORA HOWARD MOCHRY / HOWARD MOCHRY MANZANITA (5'X7') LIGUSTRUM SINENSE 'SUNSHINE' / SUNSHINE CHINESE PRIVET (4'X4') PRUNUS CAROLINIANA 'MONUS'™ / BRIGHT 'N TIGHT LAUREL CHERRY (8'X5') RHAMNUS CALIFORNICA 'MOUND SAN BRUNO' / MOUND SAN BRUNO COFFEEBERRY (4'X8') RHAPHIOLEPIS LIMBELLATA / YEDDA HAWTHORN (5'X5') WESTRINGIA FRUTICOSA 'WYNABIE GEM' / WYNABIE GEM COAST ROSEMARY (5'X7') XYLOSMA CONGESTUM 'COMPACTA' / COMPACT XYLOSMA (3'X2')
	FACER/FILLER SHRUBS ABELIA X EDWARD GOUCHER / EDWARD GOUCHER ABELIA (4'X4') ARCTOSTAPHYLOS X JOHN DOUBLEY / JOHN DOUBLEY MANZANITA (2'X6') CALLISTEMON MINIMALIS 'LITTLE JOHN' / LITTLE JOHN WEeping BOTTLEBRUSH (3'X3') CISTUS CORBARIENSIS / WHITE ROCKROSE (3'X6') GRIVILLEA X WHELLEY / MOEL GRIVILLEA (4'X4') OLEA EUROPAEA 'LITTLE OLLIE'™ / LITTLE OLLIE OLIVE (4'X5') PITTOSPORIUM TOBIIRA 'DWARF VAREGATA' / DWARF VAREGATED PITTOSPORIUM (3'X3') RHAPHIOLEPIS INDICA 'PINK DANCER' / PINK DANCER INDIAN HAWTHORN (2'X4')
	ACCENT SHRUBS/GRASSES ACACIA COGNATA 'COUSIN PITY' / RIVER WATTLE (3'X4') DIANELLA TASMANICA 'VAREGATA' / VAREGATED FLAX LILY (3'X3') ELYMUS CONDENASUS 'CANYON PRINCE' / CANYON PRINCE WILD RYE (3'X3') LOMANDRA LONGIFOLIA 'BREEZE' / BREEZE MAT RUSH (3'X3') MULLEBERGIA RIGENS / DEER GRASS (4'X4') NANDINA DOMESTICA 'FIREPOWER' / FIREPOWER HEAVENLY BAMBOO (2'X2') SALVIA GREGGII 'HOT LIPS' / AUTUMN SAGE (2'X3')
	GROUND COVER AREAS ACALIA REDOLENS 'LOW BOY' / LOW BOY BANK CATCLAW ARCTOSTAPHYLOS LIVA-URS / MASSACHUSETTS' / MASSACHUSETTS KINKINNICK COPROSMA PETRIE 'VERDE VISTA' / VERDE VISTA MIRROR PLANT LOMANDRA LONGIFOLIA 'BREEZE'™ / BREEZE MAT RUSH MYOPORIUM PARVIFOLIUM 'PINK' / TRAILING MYOPORIUM ROSA X 'NOLA'™ / FLOWER CARPET CORAL GROUND COVER ROSE TEUCRIUM X LUCIDRYS PROSTRATUM / GERMANDER WESTRINGIA FRUTICOSA 'MUNDI' / LOW COAST ROSEMARY
	BIOMEDIATION AREAS TURF SOD BIOFILTRATION SOD / DELTA BLUEGRASS BIOFILTRATION SOD
	TURF AREAS TURF SOD - BOLERO PLUS / FESCUE BLEND



PARKING LOT SHADE CALCULATIONS

TREE TYPE	SYMBOL	QTY	FULL S.F. (100%)	SUBTOTAL	QTY	TQ S.F. (75%)	SUBTOTAL	QTY	HALF S.F. (50%)	SUBTOTAL	QTY	QUARTER S.F. (25%)	SUBTOTAL
35' PISTACIA C. 'KEITH DAVEY'		0	962	0	0	722	0	4	481	1,924	0	240	0
35' ULMUS P. 'EMERALD SUNSHINE'		18	962	17,316	7	722	5,054	2	481	962	0	240	0
35' ZELKOVA S. 'VILLAGE GREEN'		9	962	8,658	3	722	2,166	3	481	1,443	0	240	0
35' PODOCARPUS GRACILIOR'		0	962	0	0	722	0	14	481	6,734	0	240	0
35' EXISTING TREES		0	962	0	0	722	0	11	481	5,291	0	240	0
25' TILIA CORDATA 'GREENSPIRE'		0	491	0	0	368	0	2	246	492	0	123	0
			25,974			7,220			16,846				0

SUBTOTAL SHADING AREA PROVIDED:				50040
SHADING PERCENTAGE PROVIDED:				52%
TOTAL SHADING AREA REQUIRED:				47,913
TOTAL PARKING AREA:				95,826

FUHRMAN LEAMY LAND GROUP
 DESIGN • SERVICE • SOLUTIONS
 1140 PROFESSIONAL DRIVE, SUITE 115 ROSEVILLE, CA 95661
 (916) 83-3263 info@fllandgroup.com

add
 23231 SOUTH POINTE DR
 LAGUNA HILLS, CA 92653
 949.287.1660
 CHRIS WERMHOLT

ANTON
 DEV CO ANOTN DEV CO
 1610 R STREET, SUITE 250
 SACRAMENTO, CA 95811
 950.549.1800

21088 **ANTON DAVIS**
 DAVIS, CA

1ST SUBMITTAL 05/05/2022
 2ND SUBMITTAL 07/05/2022

PL3
 PRELIMINARY TREE PLAN



The Philips Gardco EcoForm Gen-2 combines economy with performance in an LED area luminaire. Capable of delivering up to 26,400 lumens or more in a compact, low profile LED luminaire, EcoForm offers a new level of customer value. EcoForm features an innovative retrofit arm kit, simplifying site conversions to LED by eliminating the need to drill additional holes in most existing poles. Integral control systems available for further energy savings.

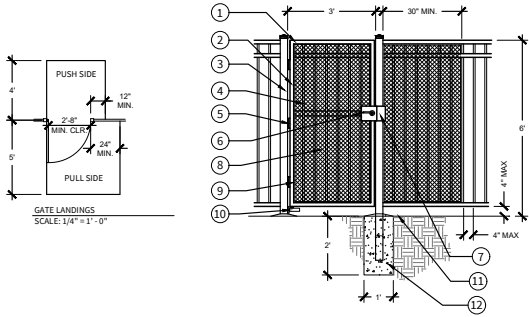
Ordering guide example: ECF-5-6-4-900-NW-G3-AR-6-120-145-MGY

Profile	Number of Fixtures	Order Luminaire	LED Color-Temperature	Mounting	Installation	Voltage	Dimming controls	Weather-resistance	Probe arm(s)	Electrical	Luminaire	Parts
ECF-5												

1. Available only in US, SW, NW, and STS to IP65. 2. For use with 1-1/2" sq. rail. 3. See spec for details. 4. See spec for details. 5. See spec for details. 6. See spec for details. 7. See spec for details. 8. See spec for details. 9. See spec for details. 10. See spec for details. 11. See spec for details. 12. See spec for details.

D PARKING LOT LIGHTING

1" = 1" R-21098-28



- 1) WELDED GATE PANEL, DECORATIVE STYLE TO MATCH FENCE DETAIL.
- 2) 1-1/2" SQ. RAILS - 16 Ga.
- 3) 3" SQ. POST, BOTH SIDES OF GATE - 11 Ga. WITH CAP. PROVIDE MIN. 3/4" OPENING BETWEEN POSTS FOR GATE.
- 4) 3/4" SQ. PICKET - 18 Ga.
- 5) (3) HEAVY DUTY HINGES, TYP.
- 6) GATE LOCK WITH KEY ENTRY AND PANIC BAR EXIT.
- 7) 4" X 6" STEEL OVERSTRIKE PLATE.
- 8) EXPANDED METAL BACKING.
- 9) 1/2" METAL TRIM OVER EXPANDED METAL BACKING.
- 10) HYDRAULIC CLOSER.
- 11) FINISH GRADE.
- 12) 8" X 24" CONCRETE FOOTING, TYP. SLOPE TOP AWAY FROM POST TO PREVENT STANDING WATER.

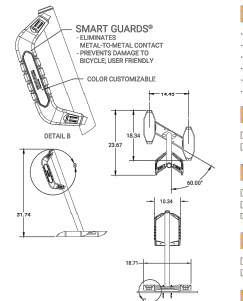
FINISH:
PAINT ALL METAL WITH TWO COATS SHOP PRIMER AND ONE COAT ENAMEL PAINT, COLOR: BLACK

C DECORATIVE METAL PEDESTRIAN GATE - 6'-0" HEIGHT

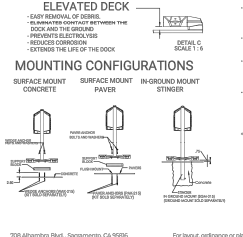
1/2" = 1'-0" R-21098-03

GROUND CONTROL SYSTEMS

Varsity® Bike Dock® - DV215



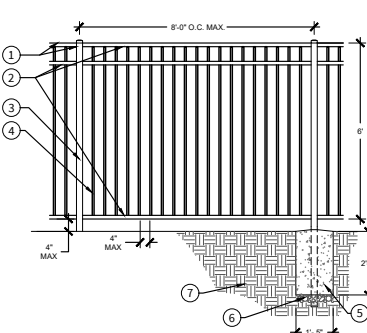
- MATERIALS & FEATURES**
- 2 bicycles secured - long term or short term parking solution*
 - Black or Silver Injection molded urethane Smart Guards
 - Steel locking base
 - Wheel pocket docks
 - PCABS injection molded cap
 - Smart and safe blade parking video QR tag
- FINISH**
- Duraflex® Black or Silver Thermoplastic
 - (Standard) Hot Dipped Galvanized (Harsh Environment)
- MOUNTING OPTIONS**
- Surface mount - Concrete (Anchors Sold Separately)
 - Surface mount - Pavers (Anchors Sold Separately)
 - In-ground mount - Stinger (Stinger Sold Separately)
- SMART GUARD LABEL OPTIONS**
- Ground Control Systems Label (Standard)
 - Custom - Put your Brand, Logo, or Message, and your Color
- SPACE USE RECOMMENDATIONS**
- Front of rack to wall setback to center base plate
 - Minimum 18" clearance to center base plate
 - Minimum 18" diagonal BP
 - Racks parallel to a side wall
 - Minimum 6" from base plate
 - Distance between racks
 - Minimum 24" center to center
 - Recommended 38" 1/2" perpendicular OR 44" 1/2" diagonal
 - Street setbacks
 - Parallel street minimum 6' from curb
 - Perpendicular to street minimum 38' from curb where vehicle parking is present, 10' where vehicle parking is not permitted.



*Please contact us for additional information on the DV215 as a long term parking solution.

B BIKE RACKS

1" = 1" R-21098-27



- 1) WELDED PANEL.
- 2) 2" SQ. RAILS - 14 GA.
- 3) 3" SQ. POST - 12 GA. WITH CAP. PLACE POSTS 8" O.C. MAXIMUM.
- 4) 1" SQ. PICKET - 14 GA.
- 5) 18" X 24" CONCRETE FOOTING, TYP. SLOPE TOP AWAY FROM POST TO PREVENT STANDING WATER.
- 6) 4" AGGREGATE BASE, COMPACTED.
- 7) COMPACTED SUBGRADE TO 90% REL. DENSITY.

FINISH:
PAINT FILL METAL WITH TWO COATS SHOP PRIMER AND ONE COAT ENAMEL PAINT. COLOR: BLACK.

A TUBULAR METAL FENCE

1/2" = 1'-0" R-21098-01



ANTON DAVIS DIV CO
1610 R STREET, SUITE 250
SACRAMENTO, CA 95811
916.549.1800

ANTON DAVIS
DAVIS, CA

1ST SUBMITTAL 05/05/2022
2ND SUBMITTAL 07/05/2022

PL4
PRELIMINARY DETAILS



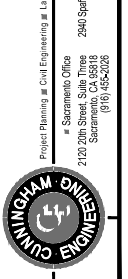
LEGEND:

- NEW PEDESTRIAN ROUTE
- NEW MULTI-USE PATH
- - - EXISTING PEDESTRIAN ROUTE
- - - EXISTING MULTI-USE PATH
- - - EXISTING BIKE ROUTE

NOTES:

1. SITE AERIAL IMAGERY TAKEN IN APRIL 2015 AND WAS ACQUIRED MARCH 1, 2022 FROM GOOGLE EARTH PRO. COPYRIGHT GOOGLE, 2015.
2. CONCEPTS SHOWN ON THIS EXHIBIT ARE PRELIMINARY IN NATURE AND ARE SUBJECT TO CHANGE BASED ON FINAL DESIGN.

CCVNET.COM
 Project Planning & Civil Engineering & Landscape Architecture
 # Davis Office
 2120 20th Street, Suite 200
 Davis, CA 95618
 (530) 755-2028

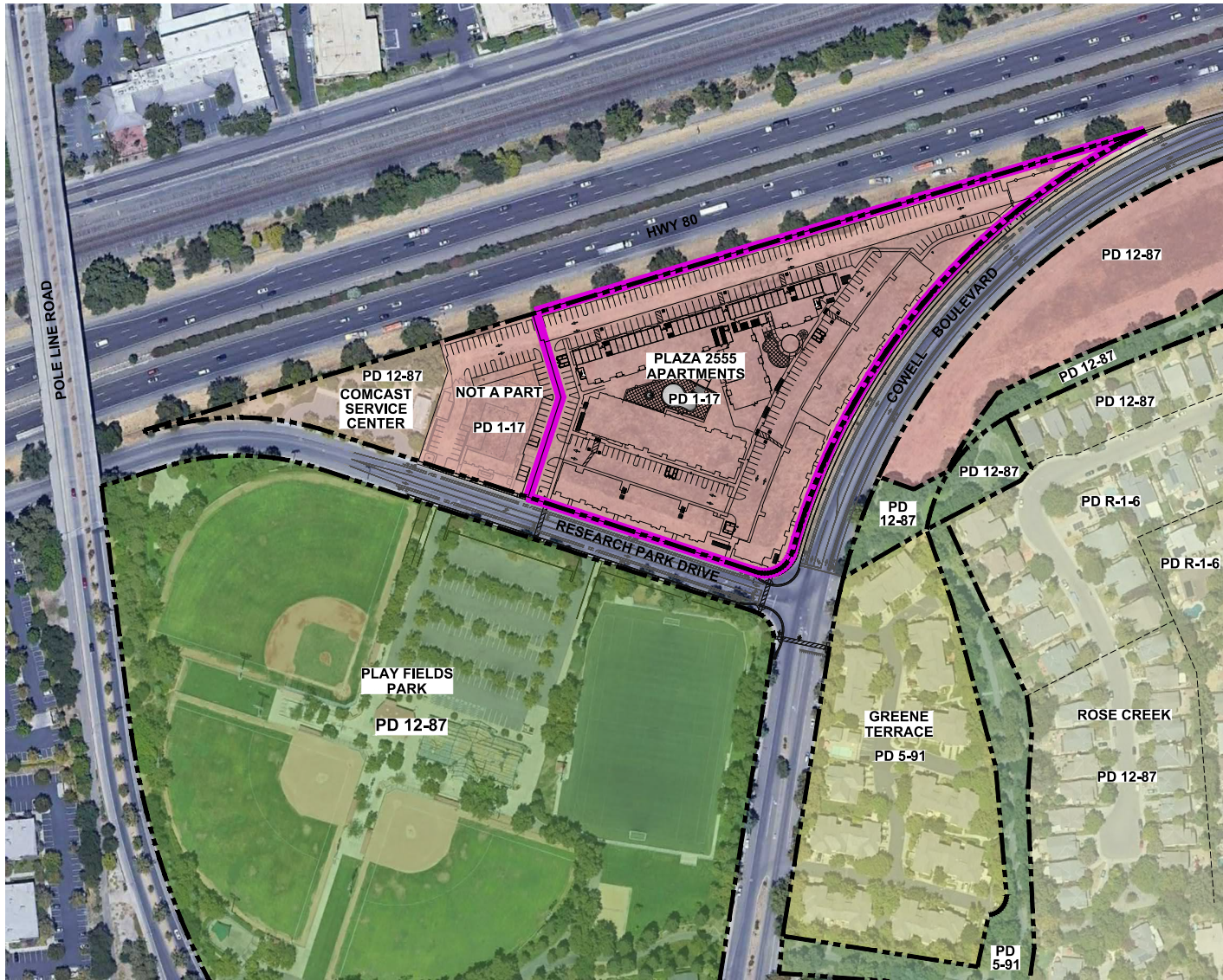


**PLAZA 2555
 BIKE/PEDESTRIAN CIRCULATION
 EXHIBIT**
 CALIFORNIA
 DAVIS










DESIGNED	AP
DRAWN	LE
CHECKED	AP
SCALE	1" = 300'
SHEET	1
OF	1

DATE: 05/04/22

JOB No: 1526.20.01

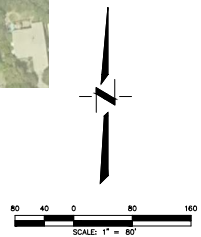


LEGEND:


-  GENERAL COMMERCIAL
-  RESIDENTIAL HIGH DENSITY
-  RESIDENTIAL MEDIUM DENSITY
-  RESIDENTIAL LOW DENSITY
-  PARKS/ RECREATION
-  NEIGHBORHOOD GREENBELT
-  ZONING BOUNDARIES
-  LAND USE BOUNDARIES
-  PROJECT SITE

NOTES:

1. SITE AERIAL IMAGERY TAKEN IN APRIL 2015 AND WAS ACQUIRED MARCH 1, 2022 FROM GOOGLE EARTH PRO. COPYRIGHT GOOGLE, 2015.
2. CONCEPTS SHOWN ON THIS EXHIBIT ARE PRELIMINARY IN NATURE AND ARE SUBJECT TO CHANGE BASED ON FINAL DESIGN.



DESIGNED BY	LE	BY	APPROVED	DATE	REVISIONS
DRAWN BY	LE				
CHECKED BY	AP				
					SCALE
					1" = 80'



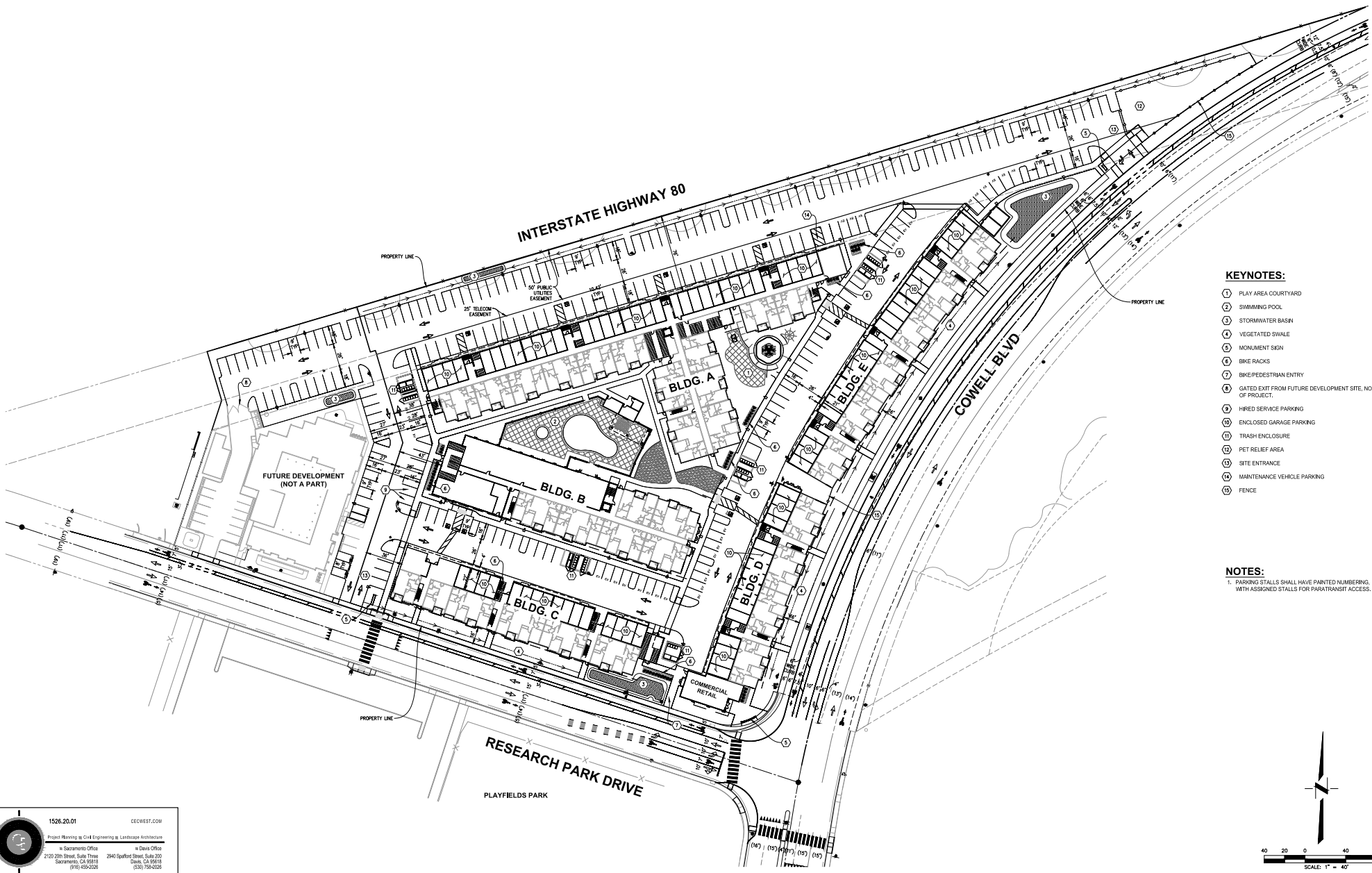
CEWEST.COM
Project Planning & Civil Engineering in Landscape Architecture
15 Sacramento Office 200 Stanford Street, Suite 200
Sacramento, CA 95818 (916) 455-2528
Davis Office 2500 Stanford Street, Suite 200
Davis, CA 95618 (530) 756-2528

PLAZA 2555 APARTMENTS
CONTEXT MAP EXHIBIT

DAVIS CALIFORNIA

SHEET	1
DATE:	05/04/2022
JOB NO:	1526.20.01

S:\Projects\15001058 - Resnet - Pwr - DM - KAC\2022\1526-20-01 SUBMITTAL\1526-20-01 PLAZA 2555 APARTMENTS PWR CONTEXT MAP EXHIBIT - 1526-20-01.dwg - 5/4/2022 - 3:18PM Printed by: JZ



KEYNOTES:

- ① PLAY AREA COURTYARD
- ② SWIMMING POOL
- ③ STORMWATER BASIN
- ④ VEGETATED SWALE
- ⑤ MONUMENT SIGN
- ⑥ BIKE RACKS
- ⑦ BIKE/PEDESTRIAN ENTRY
- ⑧ GATED EXIT FROM FUTURE DEVELOPMENT SITE, NOT A PART OF PROJECT.
- ⑨ HIRED SERVICE PARKING
- ⑩ ENCLOSED GARAGE PARKING
- ⑪ TRASH ENCLOSURE
- ⑫ PET RELIEF AREA
- ⑬ SITE ENTRANCE
- ⑭ MAINTENANCE VEHICLE PARKING
- ⑮ FENCE

NOTES:

1. PARKING STALLS SHALL HAVE PAINTED NUMBERING WITH ASSIGNED STALLS FOR PARATRANSIT ACCESS.

1526.20.01 CECWEST.COM

Project Planning & Civil Engineering & Landscape Architecture
 Sacramento Office Davis Office
 2120 20th Street, Suite 1100 2945 Spaulford Street, Suite 200
 Sacramento, CA 95818 Davis, CA 95618
 (916) 452-2000 (530) 755-0000

add
 civil & landscape architecture

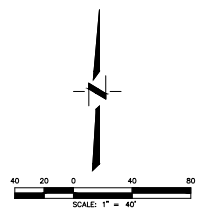
23231 SOUTH POINTE DR.
 LAGUNA HILLS, CA 92653
 949.287.1690
 CHRIS WISBOLT

ANTON DEV CO

ANOTN DEV CO
 1610 R STREET, SUITE 250
 SACRAMENTO, CA 95811
 650.548.1600

210596 **ANTON DAVIS**
 DAVIS, CA

1ST SUBMITTAL 05/05/2022
 2ND SUBMITTAL 07/05/2022



LEGEND

- PROPERTY BOUNDARY
- PROPOSED RIDGE LINE
- PROPOSED CONVEYANCE SWALE
- PROPOSED SPOT ELEVATION
- PROPOSED PRIVATE STORM DRAIN LINE
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED DRAIN INLET
- PROPOSED SURFACE DRAINAGE DIRECTION
- PROPOSED OVERLAND RELEASE ROUTE
- PROPOSED CURB OPENING FOR DRAINAGE
- EXISTING PUBLIC CABLE TV LINE
- EXISTING GAS LINE
- EXISTING CONTOUR
- EXISTING EASEMENT
- EXISTING PUBLIC SANITARY SEWER MAIN
- EXISTING PUBLIC WATER MAIN
- EXISTING JOINT TRENCH
- EXISTING PUBLIC STORM DRAIN MAIN
- EXISTING FIRE HYDRANT
- EXISTING PUBLIC SEWER/STORM DRAIN MANHOLE
- EXISTING TRANSFORMER
- EXISTING PUBLIC STREET LIGHT
- EXISTING PUBLIC PULL BOX
- EXISTING TREE

LEGEND

- PROPOSED SITE LIGHTING PER LANDSCAPE PLANS
- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- EXISTING GAS LINE
- UNDOCUMENTED EXISTING GAS LINE
- EXISTING TRENCH MATCH
- EXISTING ELECTRIC LINE
- EXISTING FIBER OPTIC LINE
- EXISTING WATER LINE
- EXISTING SEWER LINE
- EXISTING STORM DRAIN LINE

SWQ BMP LEGEND

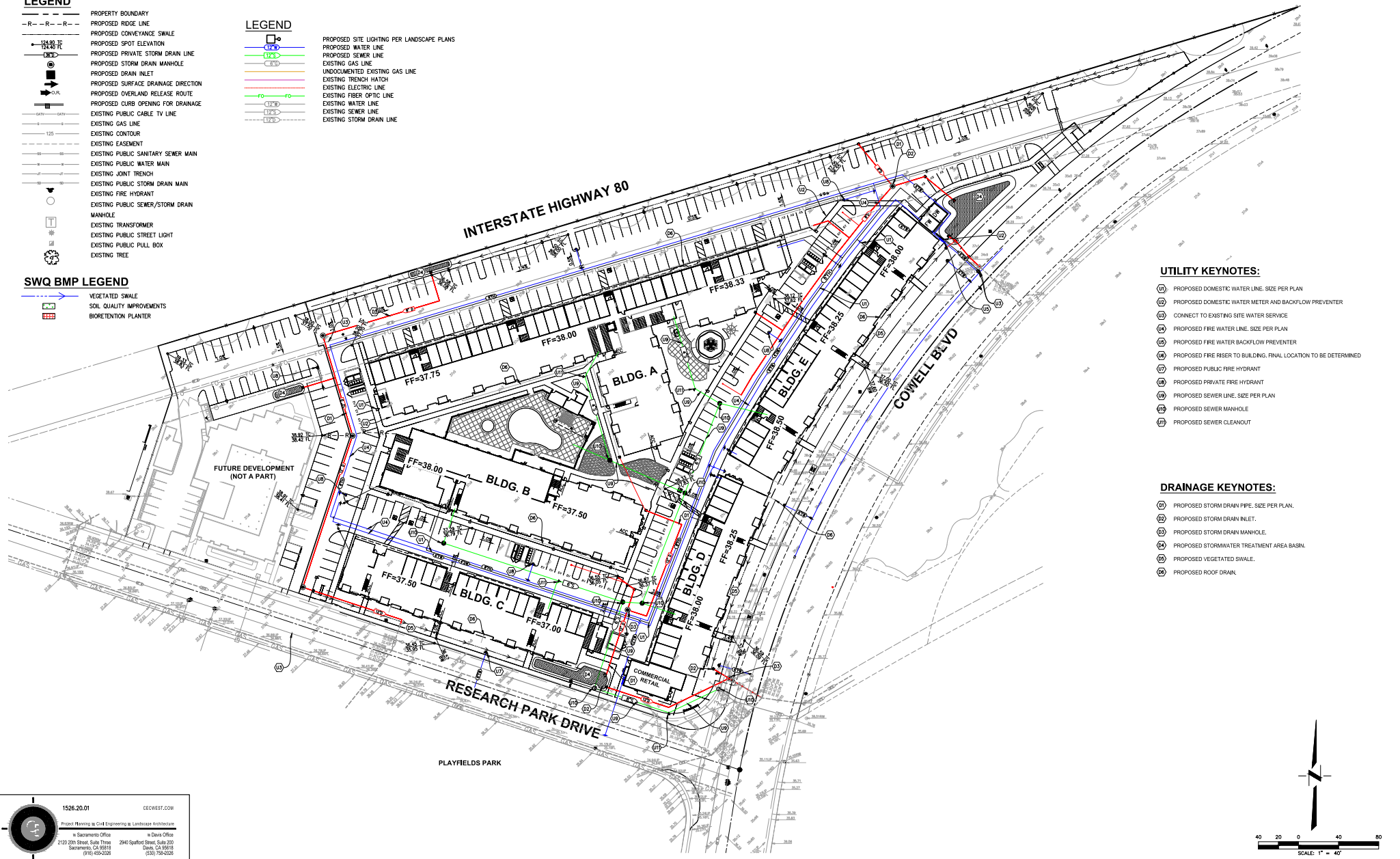
- VEGETATED SWALE
- SOIL QUALITY IMPROVEMENTS
- BIORETENTION PLANTER

UTILITY KEYNOTES:

- (U1) PROPOSED DOMESTIC WATER LINE, SIZE PER PLAN
- (U2) PROPOSED DOMESTIC WATER METER AND BACKFLOW PREVENTER
- (U3) CONNECT TO EXISTING SITE WATER SERVICE
- (U4) PROPOSED FIRE WATER LINE, SIZE PER PLAN
- (U5) PROPOSED FIRE WATER BACKFLOW PREVENTER
- (U6) PROPOSED FIRE RISER TO BUILDING, FINAL LOCATION TO BE DETERMINED
- (U7) PROPOSED PUBLIC FIRE HYDRANT
- (U8) PROPOSED PRIVATE FIRE HYDRANT
- (U9) PROPOSED SEWER LINE, SIZE PER PLAN
- (U10) PROPOSED SEWER MANHOLE
- (U11) PROPOSED SEWER CLEANOUT

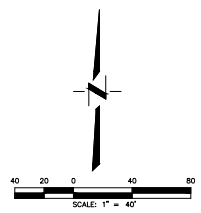
DRAINAGE KEYNOTES:

- (D1) PROPOSED STORM DRAIN PIPE, SIZE PER PLAN
- (D2) PROPOSED STORM DRAIN INLET
- (D3) PROPOSED STORM DRAIN MANHOLE
- (D4) PROPOSED STORMWATER TREATMENT AREA BASIN
- (D5) PROPOSED VEGETATED SWALE
- (D6) PROPOSED ROOF DRAIN



1526.20.01 CECWEST.COM

Project Planning by C4 Engineering | Landscape Architecture
 Sacramento Office | Davis Office
 2120 20th Street, Suite 1100 | 2940 Spauld Street, Suite 200
 Sacramento, CA 95811 | Davis, CA 95618
 (916) 452-2000 | (530) 756-0048



add 23231 SOUTH POINTE DR. LACUNA HILLS, CA 92653
 949.287.1690
 CHRIS WISNOLZ

ANTON DEV CO
 ANTON DEV CO
 1618 R STREET, SUITE 250
 SACRAMENTO, CA 95811
 916.548.1600

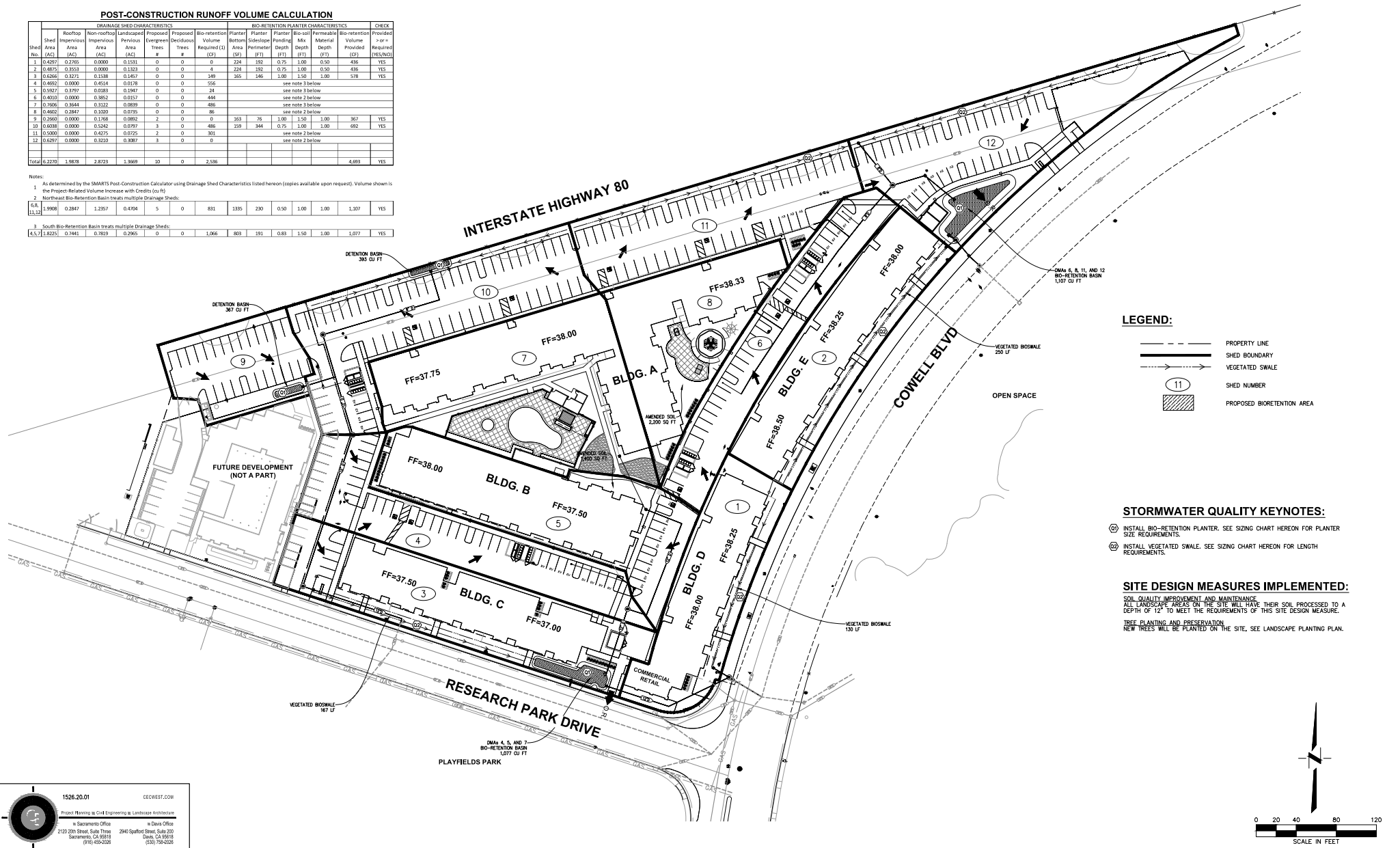
210586 **ANTON DAVIS**
 DAVIS, CA

1ST SUBMITTAL 05/05/2022
 2ND SUBMITTAL 07/05/2022

POST-CONSTRUCTION RUNOFF VOLUME CALCULATION

Shed No.	DRAINAGE SHED CHARACTERISTICS						BIO-RETENTION PLANTER CHARACTERISTICS						Check Volume Provided ≥ or = Required YES/NO	
	Shed Area (AC)	Roof Impervious Area (AC)	Non-roof Impervious Area (AC)	Landscaped Area (AC)	Proposed Permeable Area (AC)	Proposed Evergreen Trees #	Proposed Deciduous Trees #	Bio-retention Volume Required (CU FT)	Planter Bottom Area (SF)	Planter Sideslope (FT)	Planter Pounding Depth (FT)	Bio-soil Mx Depth (FT)		Permeable Material Depth (FT)
1	0.4297	0.2765	0.0000	0.1531	0	0	0	224	192	0.75	1.00	0.50	436	YES
2	0.4873	0.3523	0.0000	0.1350	0	0	4	234	192	0.75	1.00	0.50	436	YES
3	0.4266	0.3271	0.1538	0.1467	0	0	149	165	146	1.00	1.50	1.00	578	YES
4	0.4692	0.0000	0.4514	0.0178	0	0	556							see note 3 below
5	0.5027	0.3797	0.0183	0.2847	0	0	24							see note 3 below
6	0.4010	0.0000	0.3852	0.0157	0	0	444							see note 2 below
7	0.2026	0.3641	0.1122	0.0819	0	0	486							see note 3 below
8	0.4652	0.2847	0.0000	0.0715	0	0	86							see note 2 below
9	0.2650	0.0000	0.1768	0.0892	2	0	0	353	76	1.00	1.50	1.00	367	YES
10	0.4038	0.0000	0.5242	0.0797	3	0	486	159	344	0.75	1.00	1.00	692	YES
11	0.2000	0.0000	0.4925	0.0125	2	0	301							see note 2 below
12	0.6297	0.0000	0.3210	0.3087	3	0	0							see note 2 below
Total	6.2270	1.9878	2.8723	1.3869	10	0	2,536						4,693	YES

Notes:
 1. As determined by the SMARTS Post-Construction Calculator using Drainage Shed Characteristics listed hereon (copies available upon request). Volume shown is Bio-Project-Related Volume Increase with Credits (cu ft)
 2. Northeast Bio-Retention Basin treats multiple Drainage Sheds:
 6, 8, 11, 12
 3. South Bio-Retention Basin treats multiple Drainage Sheds:
 4, 5, 7, 9, 10, 11, 12



LEGEND:

- PROPERTY LINE
- SHED BOUNDARY
- VEGETATED SWALE
- SHED NUMBER
- PROPOSED BIORETENTION AREA

STORMWATER QUALITY KEYNOTES:

- Ⓢ INSTALL BIO-RETENTION PLANTER. SEE SIZING CHART HEREON FOR PLANTER SIZE REQUIREMENTS.
- Ⓢ INSTALL VEGETATED SWALE. SEE SIZING CHART HEREON FOR LENGTH REQUIREMENTS.

SITE DESIGN MEASURES IMPLEMENTED:

SOIL QUALITY IMPROVEMENT AND MAINTENANCE:
 ALL LANDSCAPE AREAS ON THE SITE WILL HAVE THEIR SOIL PROCESSED TO A DEPTH OF 12" TO MEET THE REQUIREMENTS OF THIS SITE DESIGN MEASURE.

TREE PLANTING AND PRESERVATION:
 NEW TREES WILL BE PLANTED ON THE SITE. SEE LANDSCAPE PLANTING PLAN.

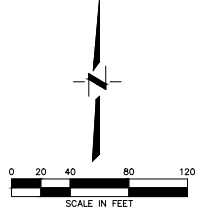
1526.20.01 CECWEST.COM
 Project Planning & Civil Engineering | Landscape Architecture
 Sacramento Office Davis Office
 2120 20th Street, Suite 1100 2940 Squared Street, Suite 200
 Sacramento, CA 95818 Davis, CA 95618
 (916) 452-2000 (530) 755-0000

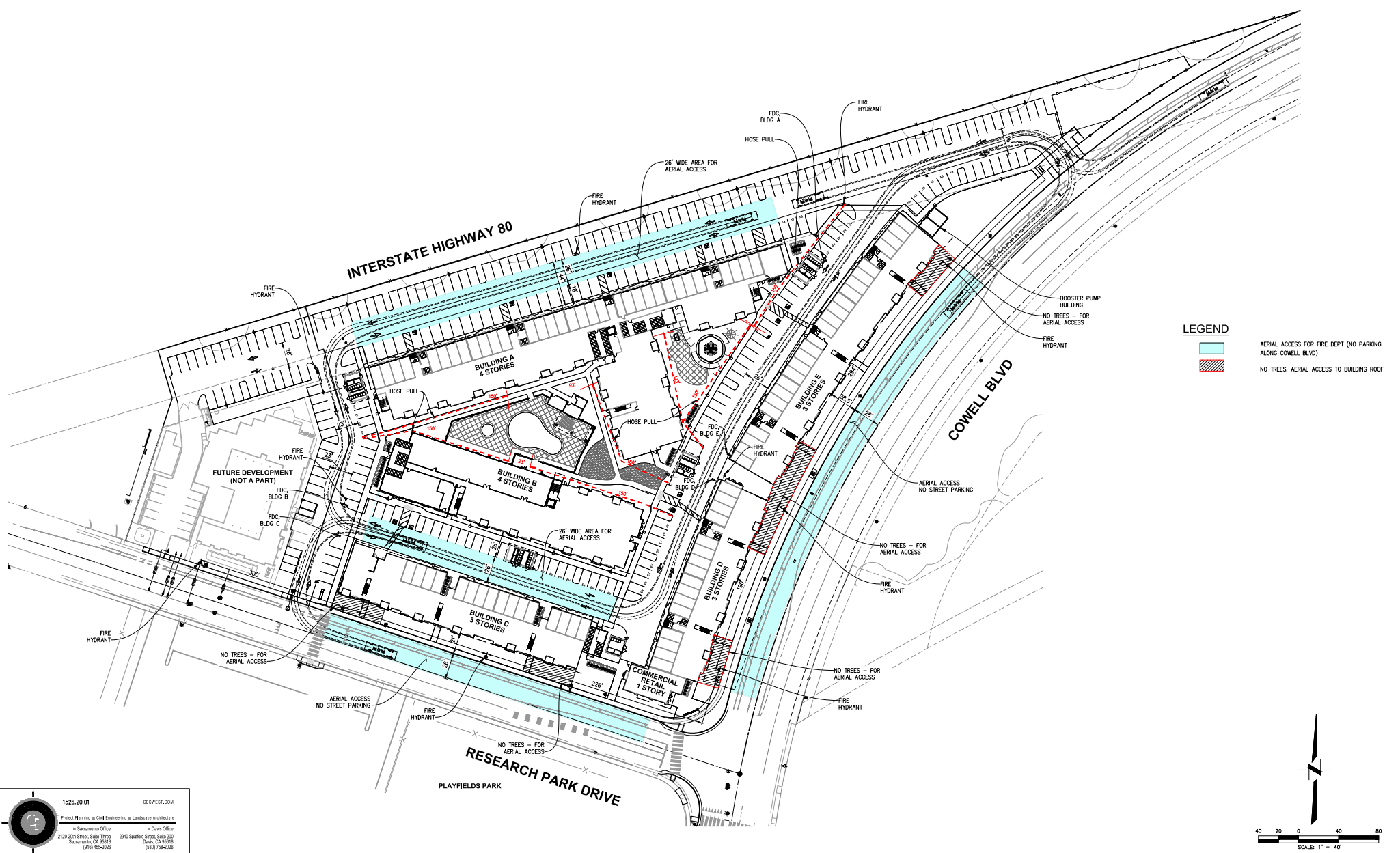
add
 creative design collaboration

ANTON
 DEV CO
 ANTON DEV CO
 1610 R STREET, SUITE 250
 SACRAMENTO, CA 95811
 949.287.1690
 650.548.1600

21058 **ANTON DAVIS**
 DAVIS, CA

1ST SUBMITTAL 05/05/2022
 2ND SUBMITTAL 07/05/2022

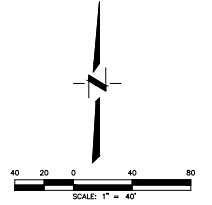




LEGEND

- AERIAL ACCESS FOR FIRE DEPT (NO PARKING ALONG COWELL BLVD)
- NO TREES, AERIAL ACCESS TO BUILDING ROOF

1526.20.01 CECWEST.COM
 Project Manager: Civil Engineering & Landscape Architecture
 Sacramento Office: 2120 20th Street, Suite 1100, Sacramento, CA 95811 (916) 452-2000
 Davis Office: 2940 Spauld Street, Suite 200, Davis, CA 95618 (530) 756-0044

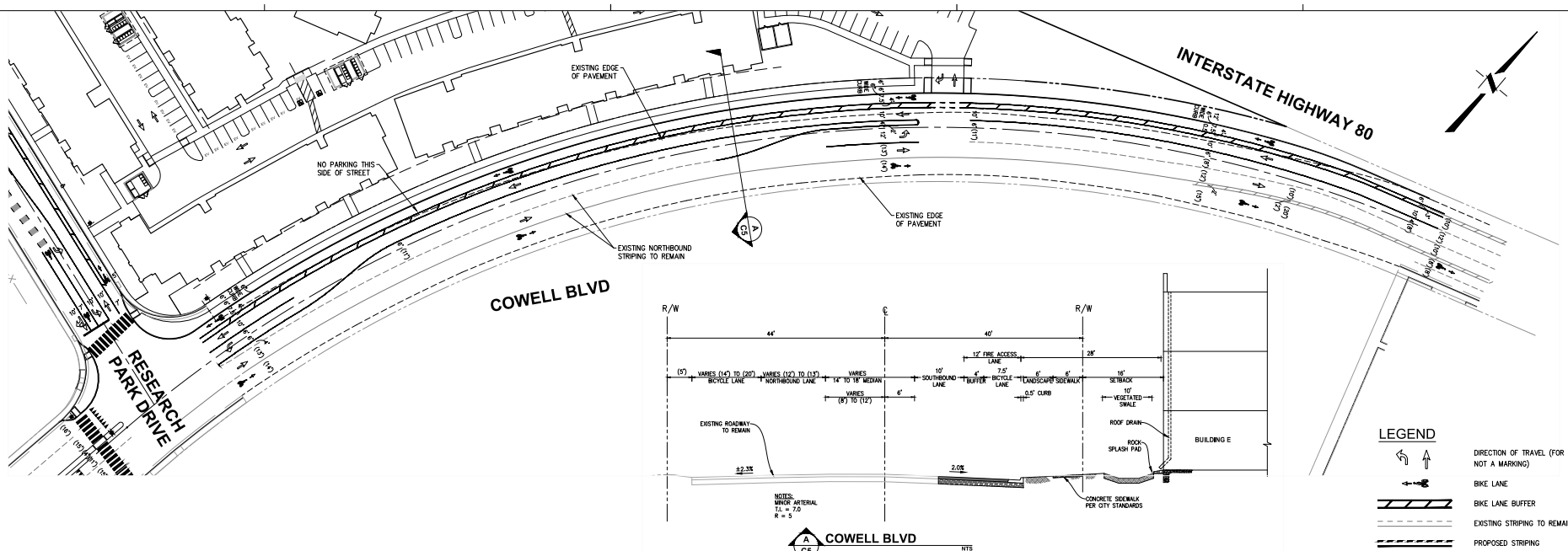


add
 23231 SOUTH POINTE DR.
 LACUNA HILLS, CA 92653
 949.287.1690
 CHANS WEBM/HOLT

ANTON
 DEV CO
 ANOTN DEV CO
 1610 R STREET, SUITE 250
 SACRAMENTO, CA 95811
 650.549.1600

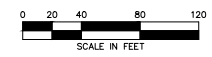
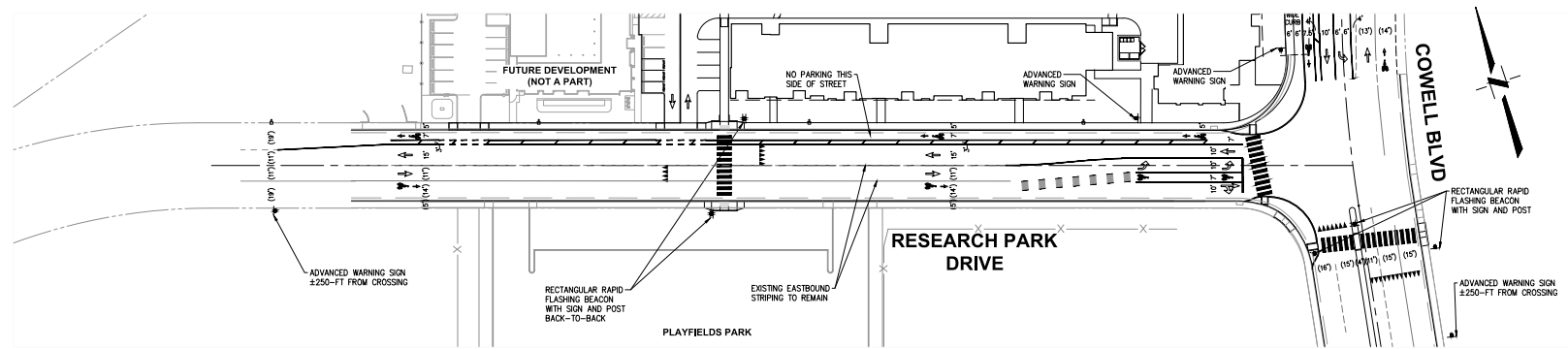
210598 **ANTON DAVIS**
 DAVIS, CA

1ST SUBMITTAL 05/05/2022
 2ND SUBMITTAL 07/05/2022



LEGEND

	DIRECTION OF TRAVEL (FOR INFORMATION ONLY, NOT A MARKING)
	BIKE LANE
	BIKE LANE BUFFER
	EXISTING STRIPING TO REMAIN
	PROPOSED STRIPING
	(12')
	EXISTING LANE/MEDIAN WIDTH
	10'
	PROPOSED LANE/MEDIAN WIDTH
	PROPOSED SIGN



1526.20.01 CECWEST.COM

Project Planning & Civil Engineering & Landscape Architecture

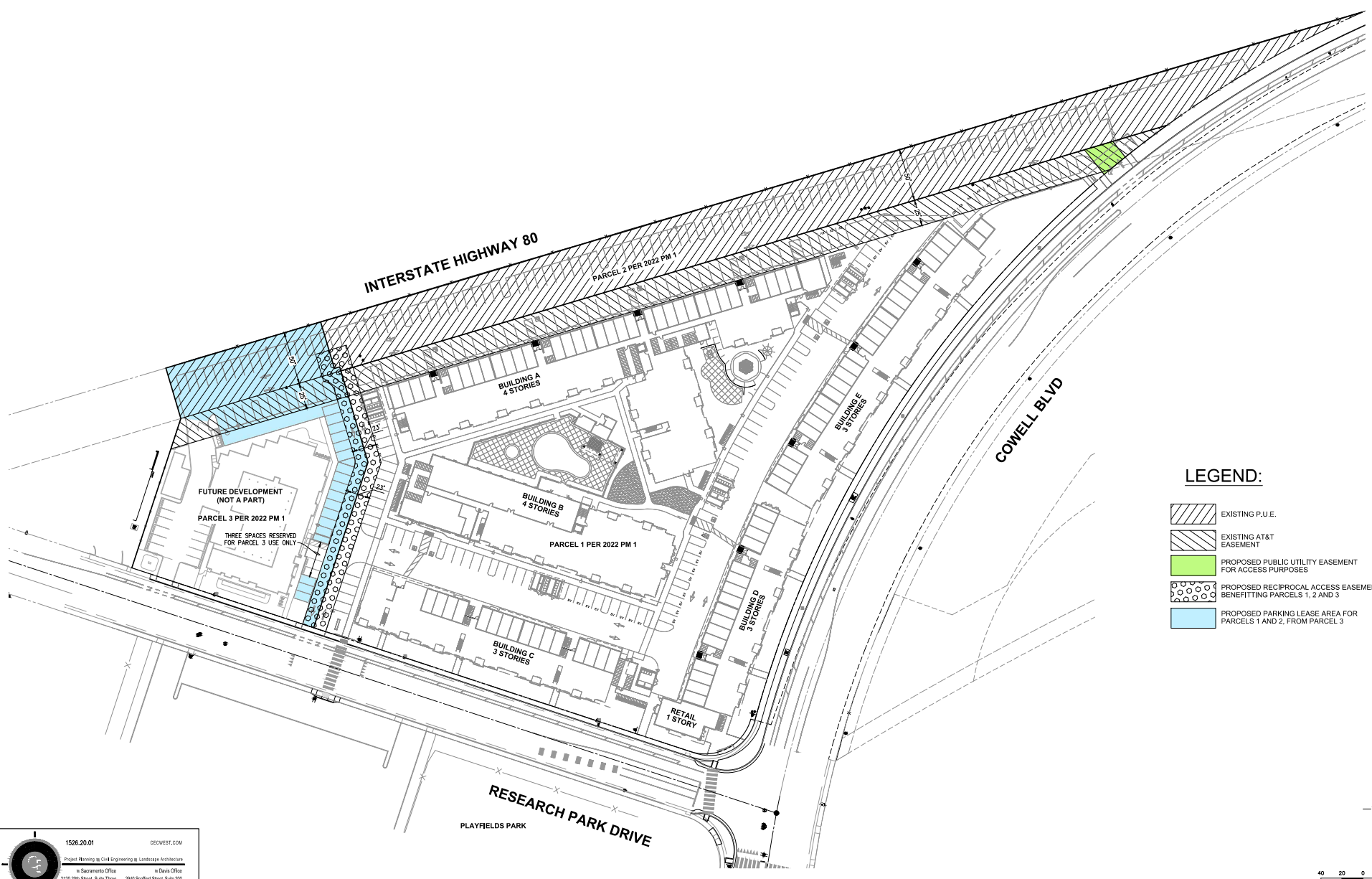
Sacramento Office 4 Davis Office
 2102 20th Street, Suite Three 2940 Spafford Street, Suite 200
 Sacramento, CA 95818 Davis, CA 95618
 (916) 452-2022 (916) 756-2026

ada 23231 SOUTH POINTE DR. LAGUNA HILLS, CA 92653
949.287.1660
CHRIS WEBERHOLT






ANTON DAVIS ANTON DEV CO
1610 R STREET, SUITE 250
SACRAMENTO, CA 95811
950.549.1600

210588 **ANTON DAVIS**
DAVIS, CA

1ST SUBMITTAL 05/05/2022
2ND SUBMITTAL 07/05/2022

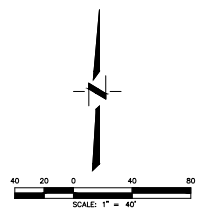


LEGEND:

-  EXISTING P.U.E.
-  EXISTING AT&T EASEMENT
-  PROPOSED PUBLIC UTILITY EASEMENT FOR ACCESS PURPOSES
-  PROPOSED RECIPROCAL ACCESS EASEMENT BENEFITING PARCELS 1, 2 AND 3
-  PROPOSED PARKING LEASE AREA FOR PARCELS 1 AND 2, FROM PARCEL 3

1526.20.01 CECWEST.COM

Project Planning & Civil Engineering & Landscape Architecture
 Sacramento Office Davis Office
 2120 20th Street, Suite 1100 2940 Spaulford Street, Suite 200
 Sacramento, CA 95818 Davis, CA 95618
 (916) 452-2000 (530) 755-0000



ada
 architecture design collaborate

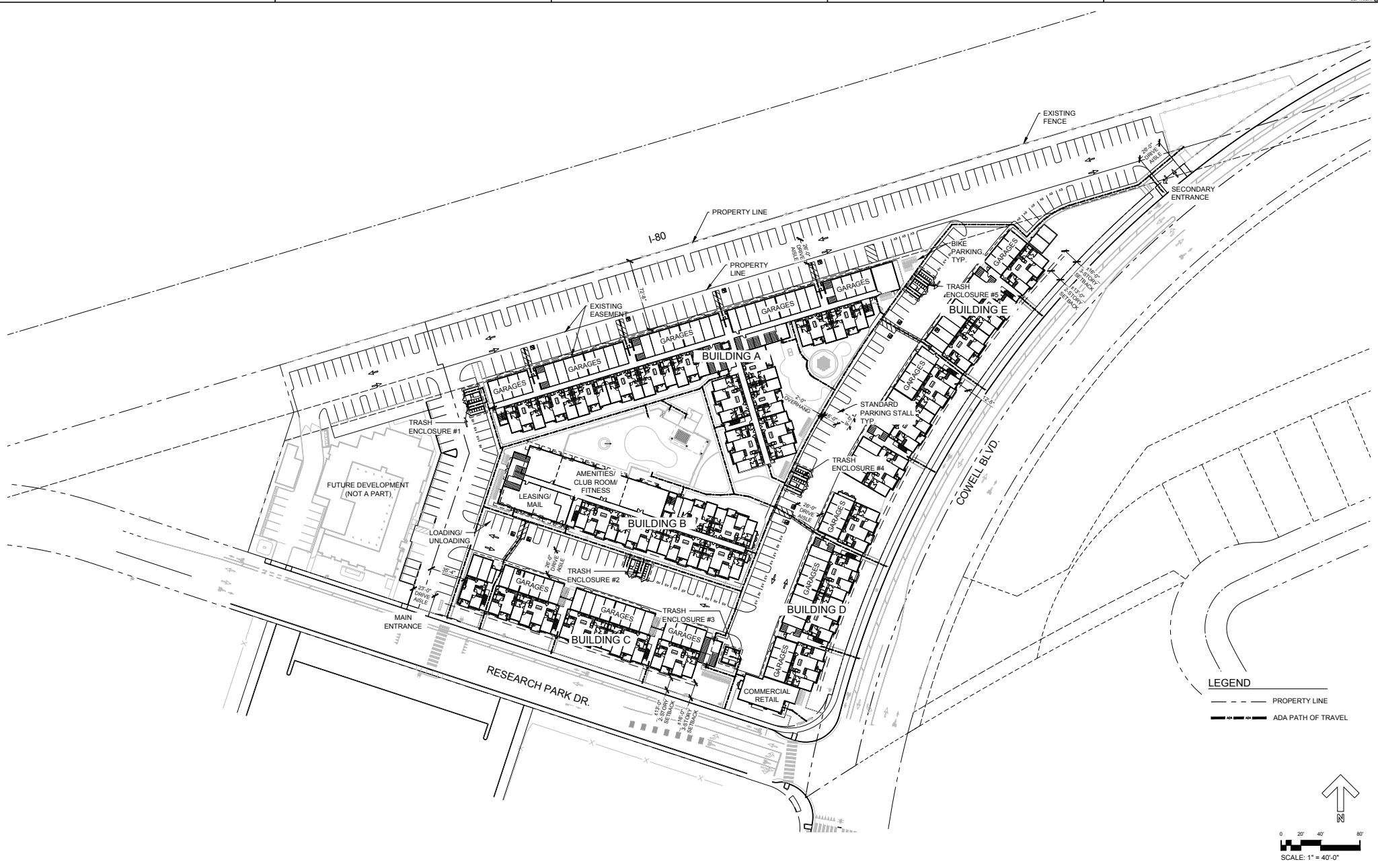
23321 SOUTH POINTE DR.
 LACUNA HILLS, CA 92653
 949.287.1690
 CHRIS WISBAMHOLT

ANTON DEV CO

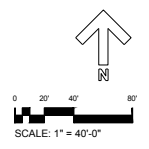
ANOTN DEV CO
 1610 R STREET, SUITE 250
 SACRAMENTO, CA 95811
 650.548.1600

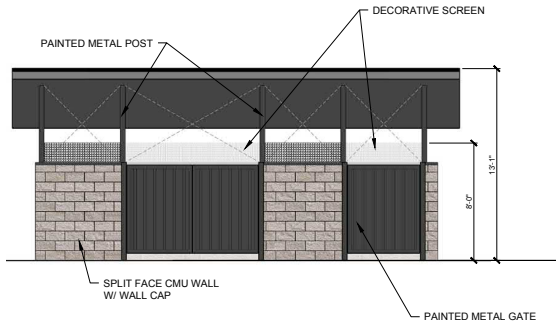
210596 **ANTON DAVIS**
 DAVIS, CA

1ST SUBMITTAL 05/05/2022
 2ND SUBMITTAL 07/05/2022

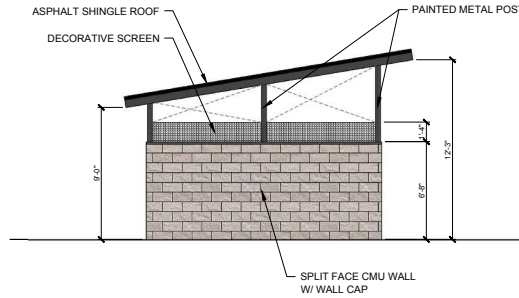


LEGEND
 - - - - - PROPERTY LINE
 - - - - - ADA PATH OF TRAVEL

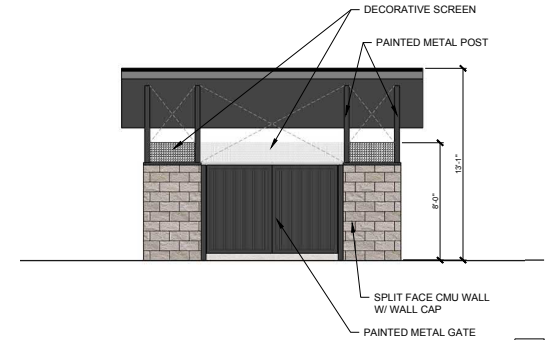




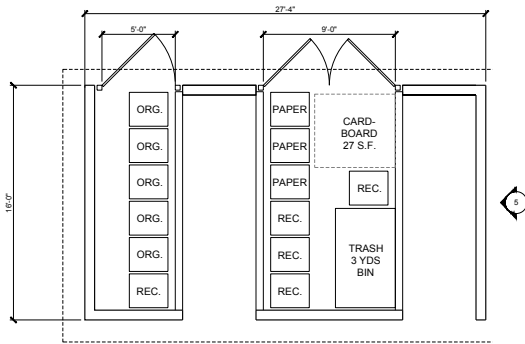
TRASH ENCLOSURE 1,2,4,5 ELEVATION 6



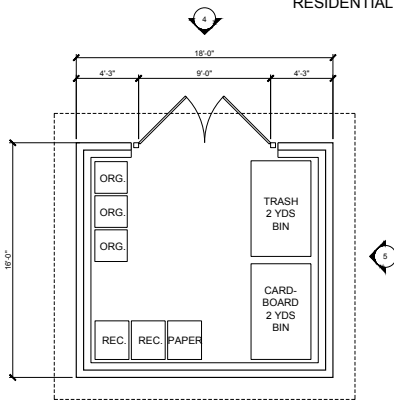
TYP. FOR ALL TRASH ENCLOSURES ELEVATION 5



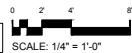
TRASH ENCLOSURE 3 ELEVATION 4



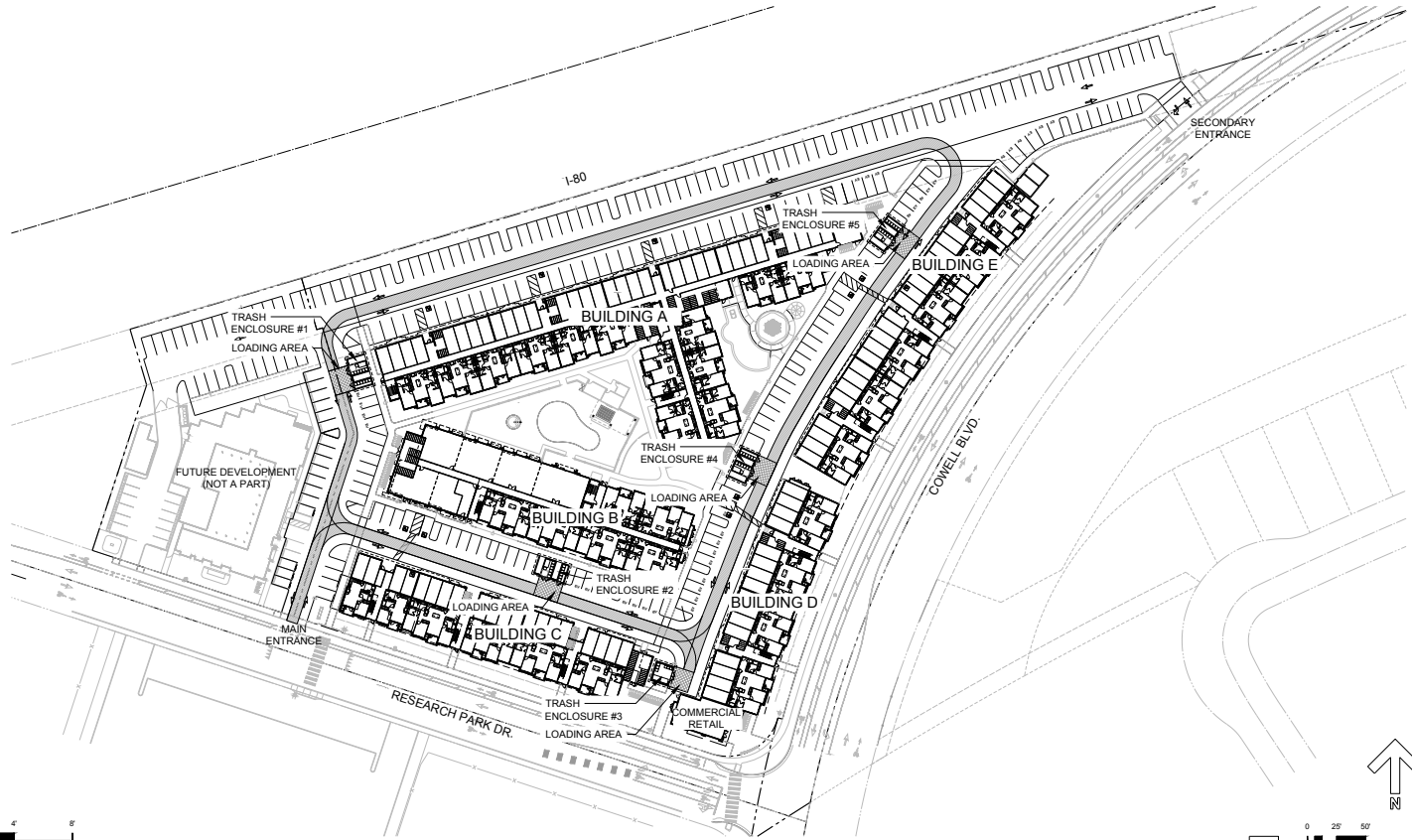
TRASH ENCLOSURE 1,2,4,5 PLAN 3
RESIDENTIAL USE



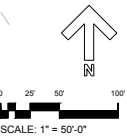
TRASH ENCLOSURE 3 PLAN 2
RETAIL USE



SCALE: 1/4" = 1'-0"



TRASH MANAGEMENT PLAN 1



SCALE: 1" = 50'-0"



LONG TERM BIKE STORAGE



SHORT TERM BIKE STORAGE



BIKE PARKING SUMMARY

BIKE PARKING REQUIRED		
PARKING REQ. PER BEDROOM	NO. OF BEDROOM	STALLS REQUIRED
1	499	499
75% FOR LONG TERM		374
25% FOR SHORT TERM		125

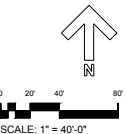
BIKE PARKING PROVIDED	
LONG TERM	408
SHORT TERM	126
TOTAL BIKE PARKING PROVIDED	534
PARKING RATIO (PER BEDROOM)	1.07

COLOR LEGEND

- LONG TERM BIKE PARKING
- SHORT TERM BIKE PARKING
- BIKE PATH

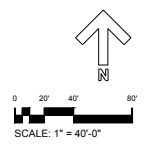


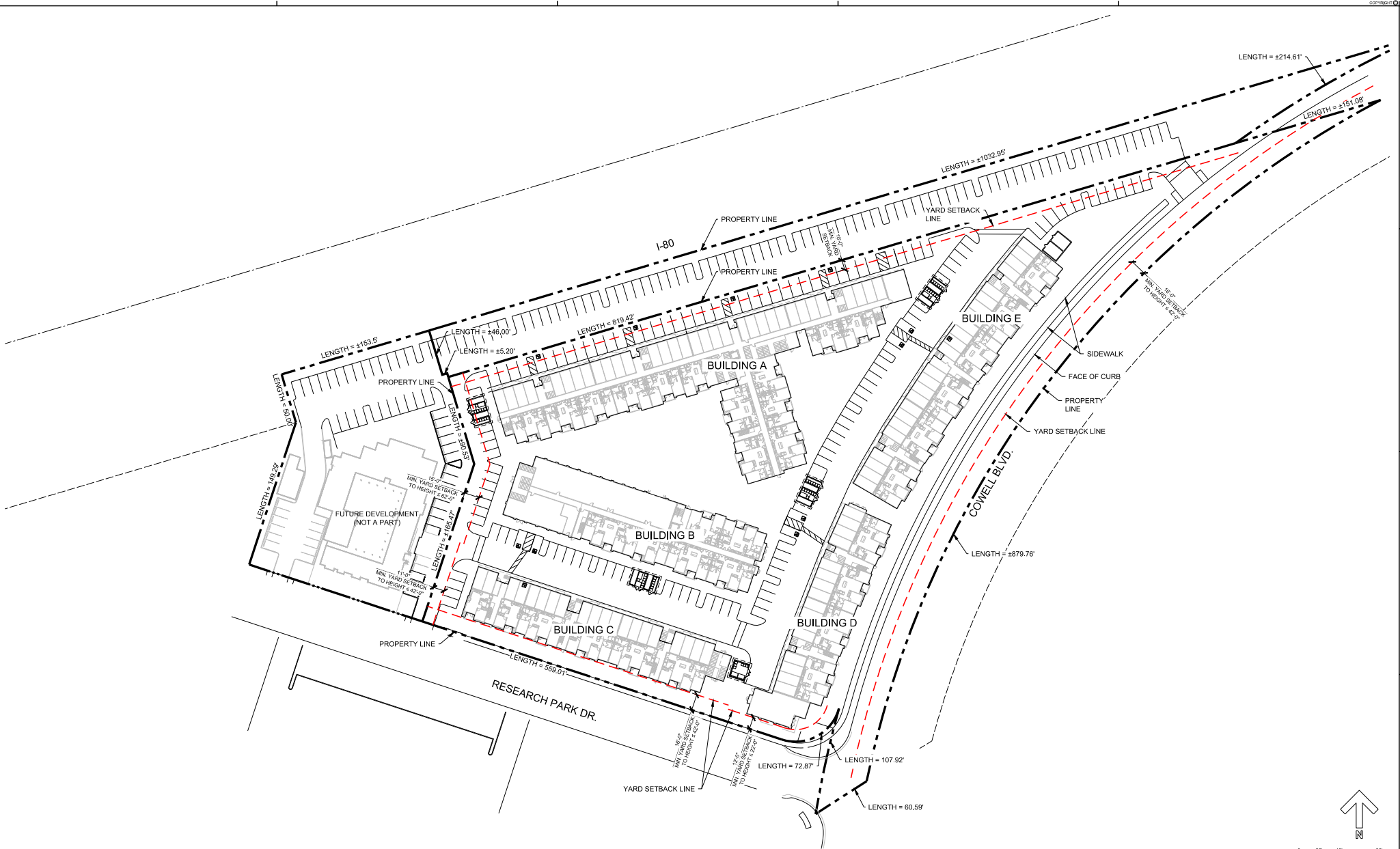
EXAMPLES ILLUSTRATED
REFLECT PRODUCT TYPE AND
MAY NOT REFLECT FINAL
PRODUCTS AT INSTALLATION

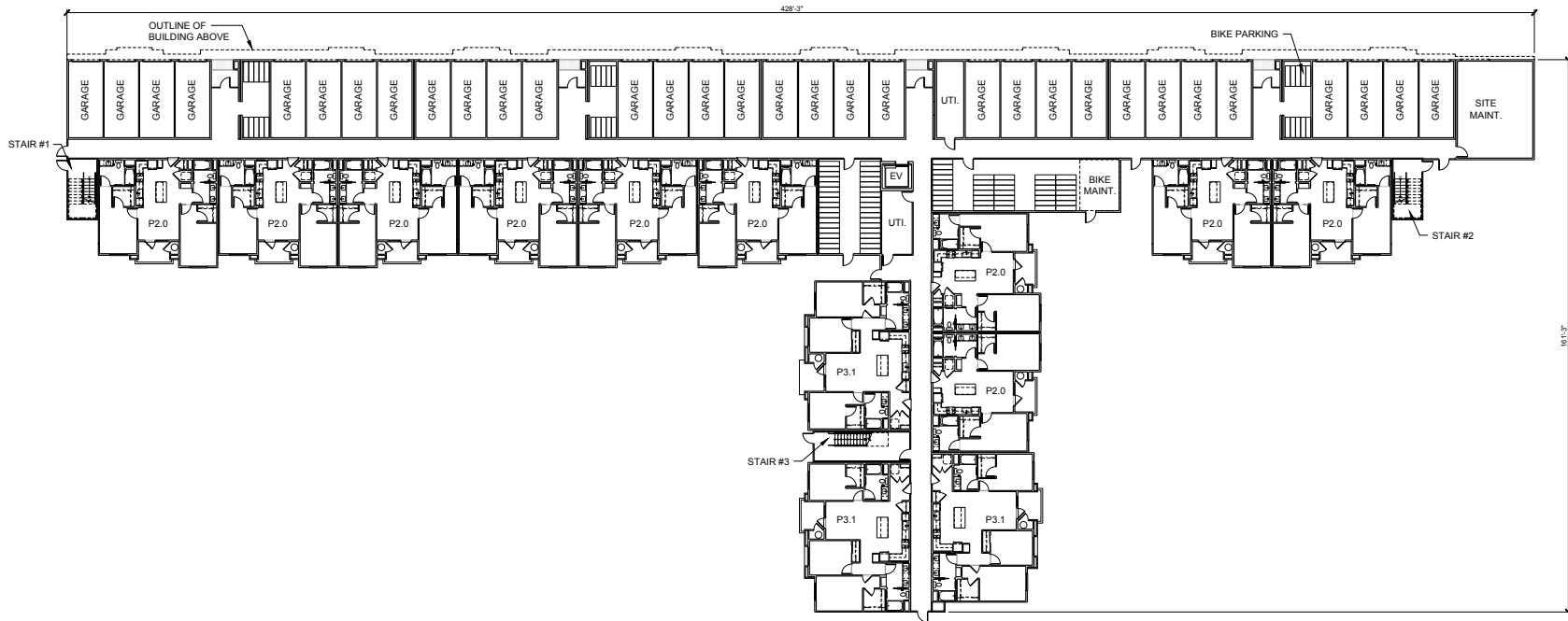


COLOR LEGEND

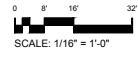
- ONE STORY
- THREE STORY
- FOUR STORY

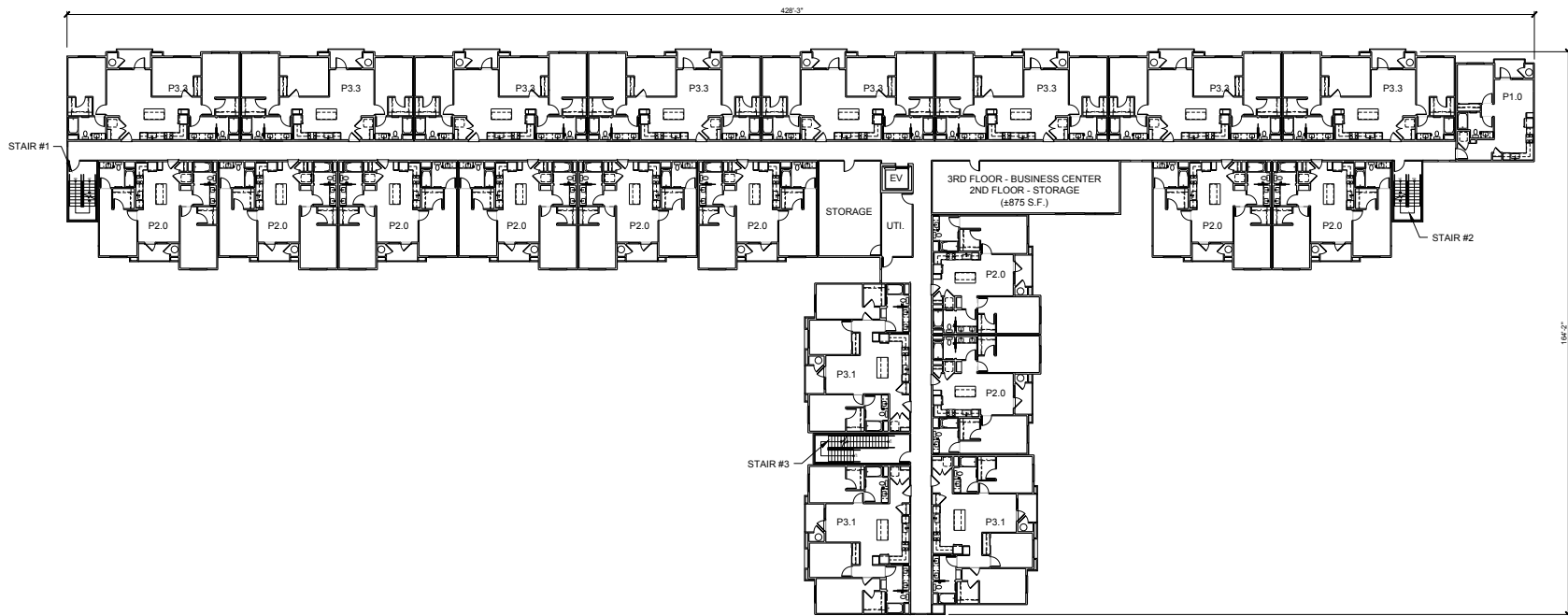




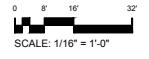


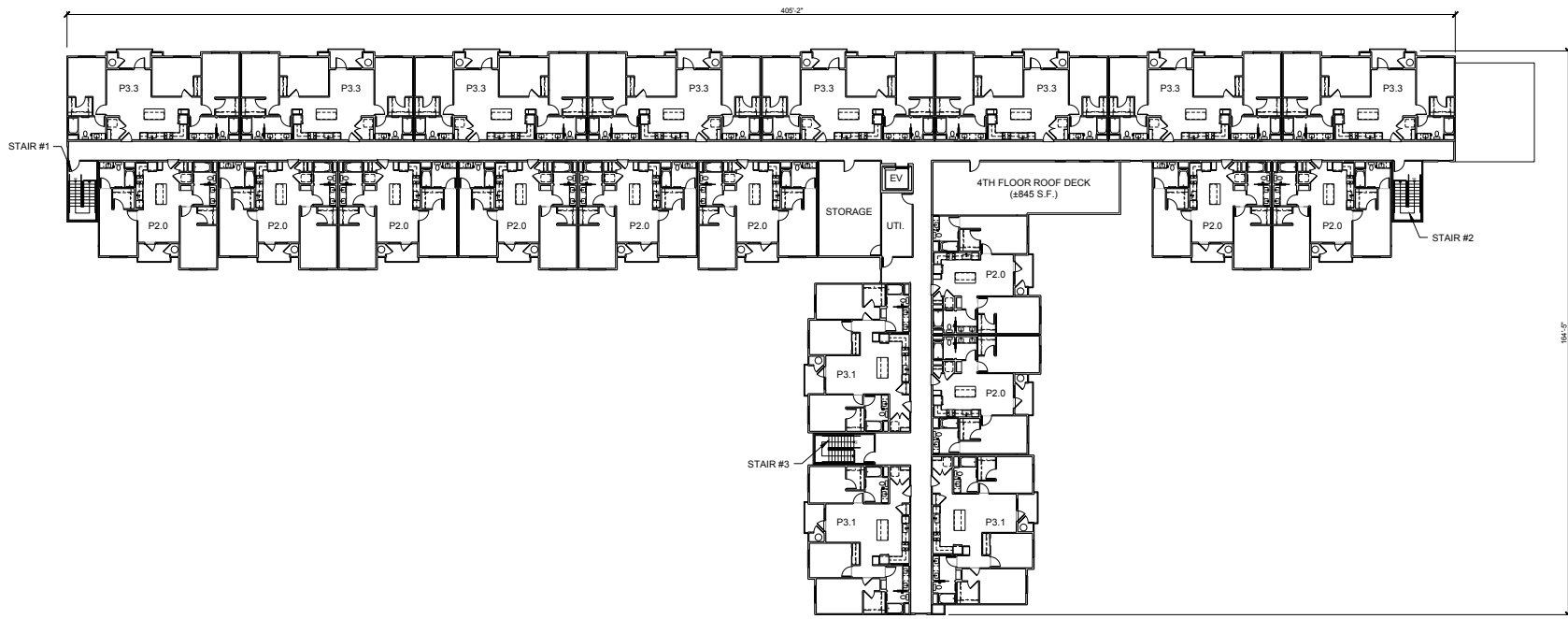
FIRST FLOOR PLAN 1



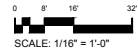


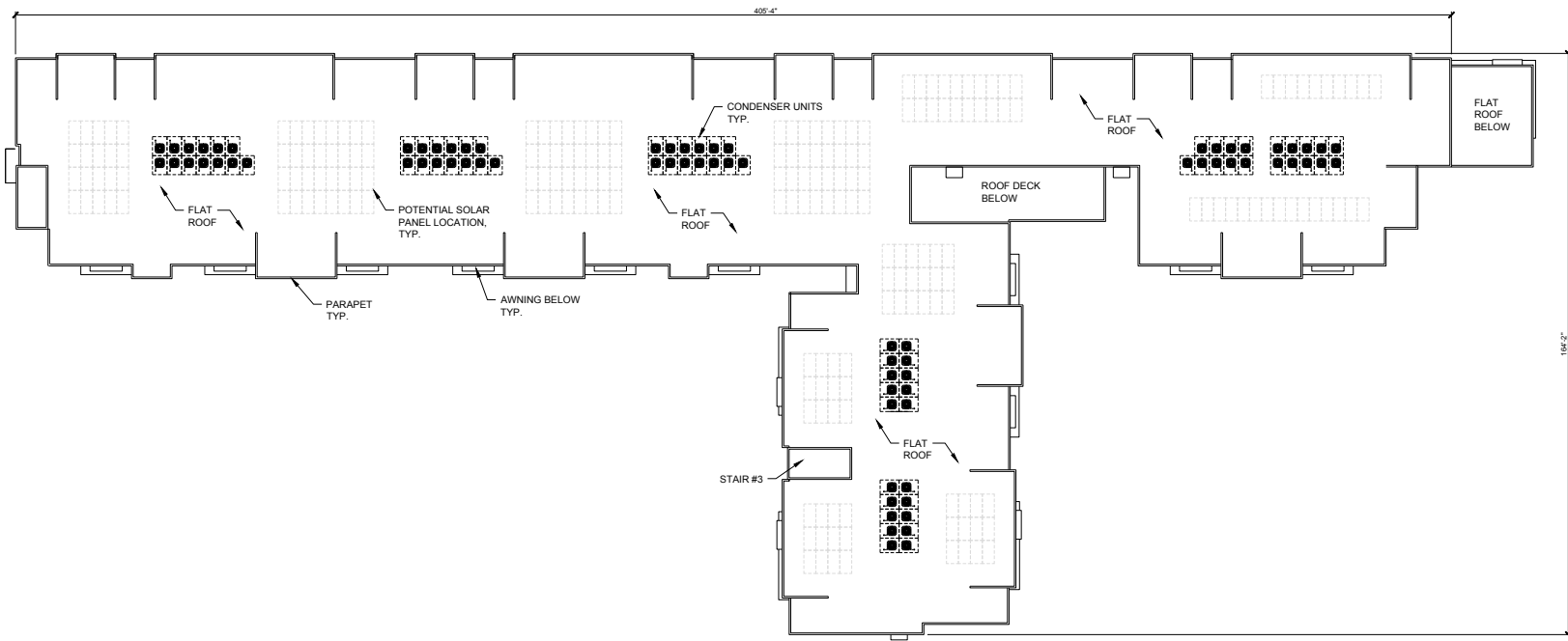
SECOND AND THIRD FLOOR PLAN 1



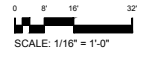


FOURTH FLOOR PLAN 1

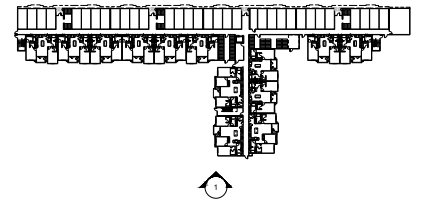




ROOF PLAN 1



KEY PLAN



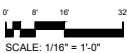
RIGHT ELEVATION 2

MATERIAL LEGEND:

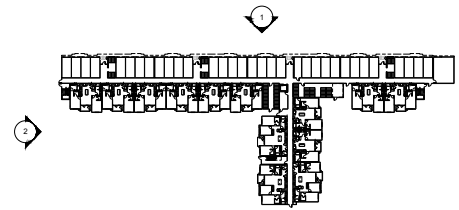
- 1 EXTERIOR PLASTER
- 2 PLASTER SCREEDS
- 3 VINYL WINDOW - WHITE
- 4 FAUX WOOD LAP SIDING
- 5 PAINTED METAL AWNING
- 6 PAINTED METAL GUARDRAIL
- 7 PAINTED METAL GATE DOOR
- 8 STOREFRONT GLAZING SYSTEM
- 9 SECTIONAL GARAGE DOOR
- 10 CMU BLOCK (BURNISHED)
- 11 VERTICAL METAL SIDING



FRONT ELEVATION 1



KEY PLAN



MATERIAL LEGEND:

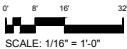
- 1 EXTERIOR PLASTER
- 2 PLASTER SCREEDS
- 3 VINYL WINDOW - WHITE
- 4 FAUX WOOD LAP SIDING
- 5 PAINTED METAL AWNING
- 6 PAINTED METAL GUARDRAIL
- 7 PAINTED METAL GATE DOOR
- 8 STOREFRONT GLAZING SYSTEM
- 9 SECTIONAL GARAGE DOOR
- 10 CMU BLOCK (BURNISHED)
- 11 VERTICAL METAL SIDING

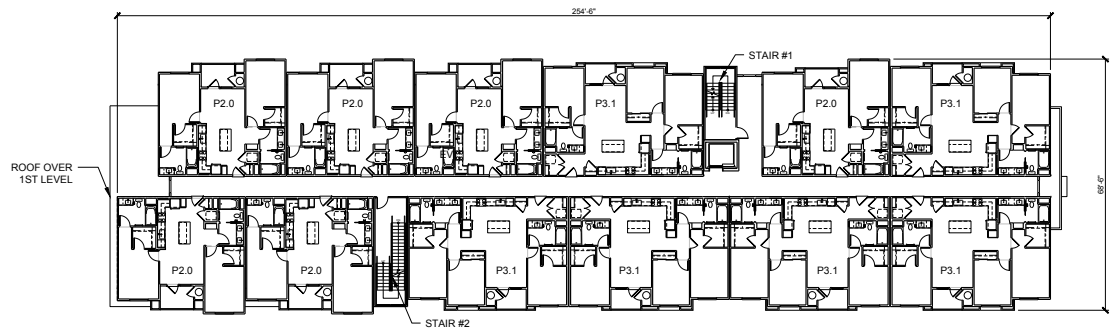


LEFT ELEVATION 2

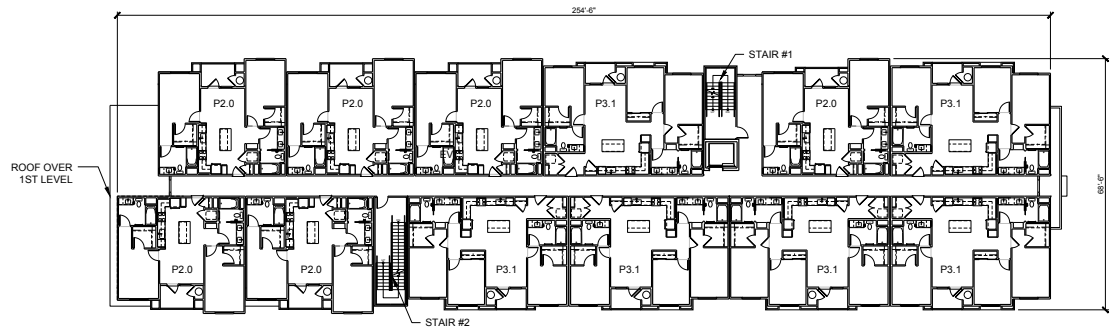


REAR ELEVATION 1

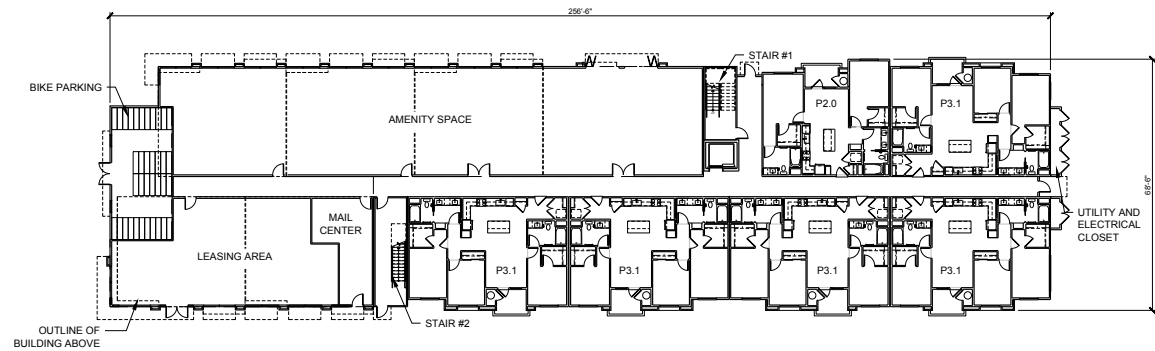




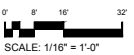
THIRD FLOOR PLAN 3

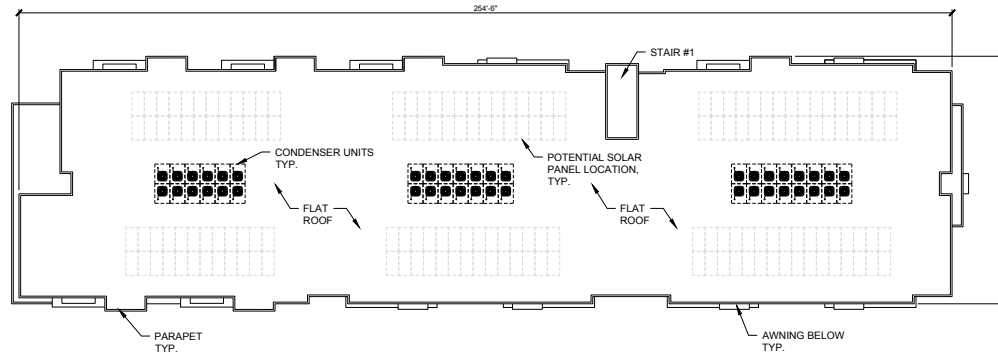


SECOND FLOOR PLAN 2

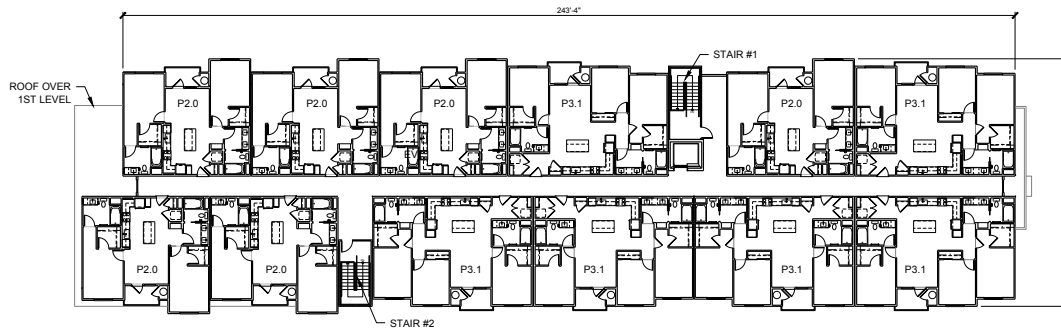


FIRST FLOOR PLAN 1

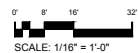




ROOF PLAN 2



FOURTH FLOOR PLAN 1



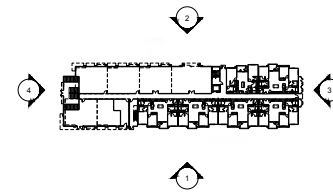


LEFT ELEVATION 4



RIGHT ELEVATION 3

KEY PLAN



MATERIAL LEGEND:

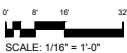
- 1 EXTERIOR PLASTER
- 2 PLASTER SCREEDS
- 3 VINYL WINDOW - WHITE
- 4 FAUX WOOD LAP SIDING
- 5 PAINTED METAL AWNING
- 6 PAINTED METAL GUARDRAIL
- 7 PAINTED METAL GATE DOOR
- 8 STOREFRONT GLAZING SYSTEM
- 9 SECTIONAL GARAGE DOOR
- 10 CMU BLOCK (BURNISHED)
- 11 VERTICAL METAL SIDING

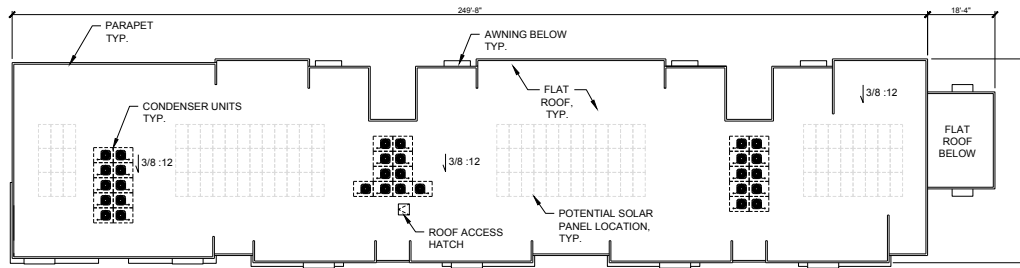


REAR ELEVATION 2

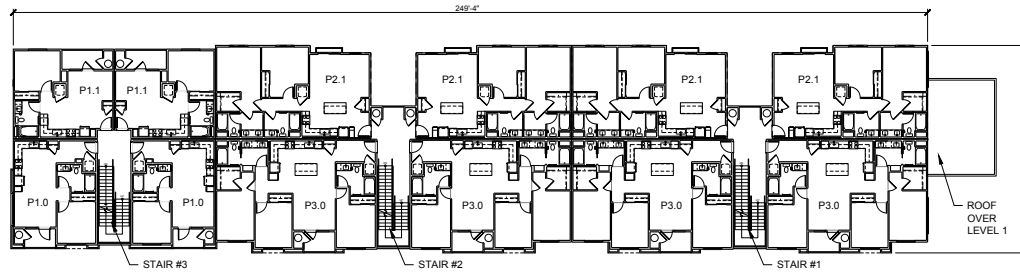


FRONT ELEVATION 1

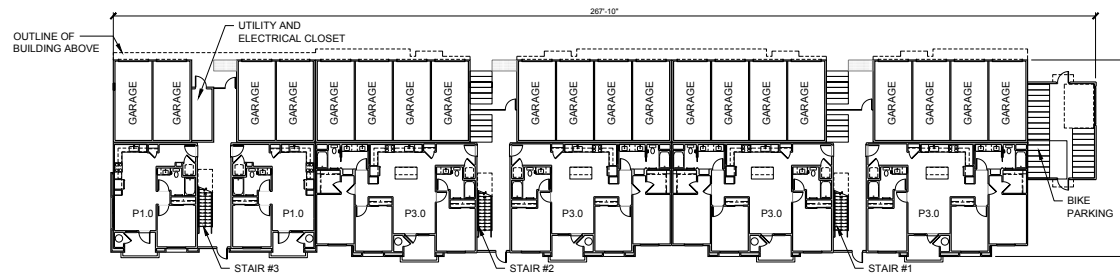




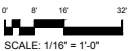
ROOF PLAN 3



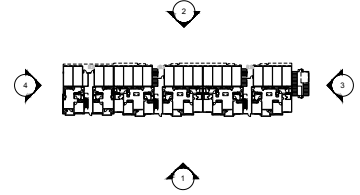
SECOND AND THIRD FLOOR PLAN 2



FIRST FLOOR PLAN 1



KEY PLAN



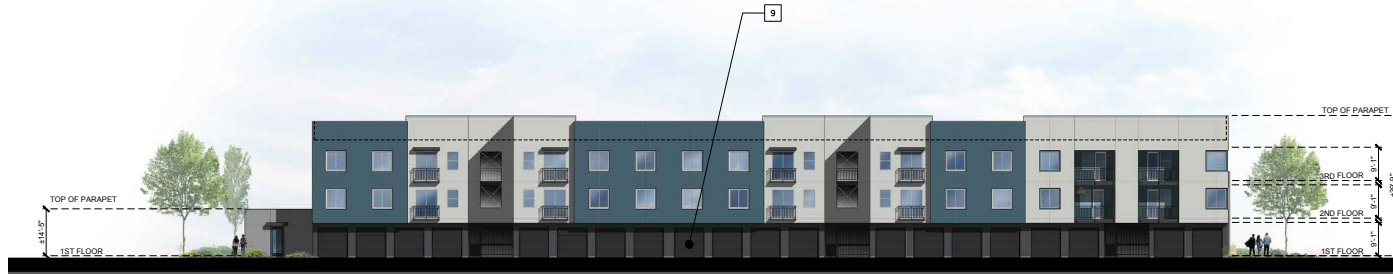
LEFT ELEVATION 4



RIGHT ELEVATION 3

MATERIAL LEGEND:

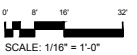
- 1 EXTERIOR PLASTER
- 2 PLASTER SCREEDS
- 3 VINYL WINDOW - WHITE
- 4 FAUX WOOD LAP SIDING
- 5 PAINTED METAL AWNING
- 6 PAINTED METAL GUARDRAIL
- 7 PAINTED METAL GATE DOOR
- 8 STOREFRONT GLAZING SYSTEM
- 9 SECTIONAL GARAGE DOOR
- 10 CMU BLOCK (BURNISHED)
- 11 VERTICAL METAL SIDING

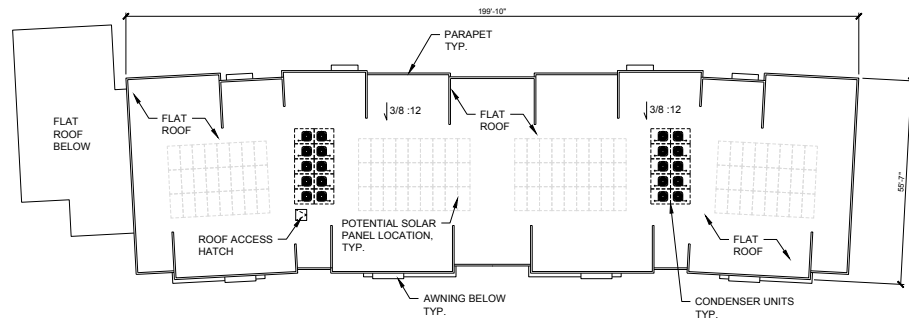


REAR ELEVATION 2

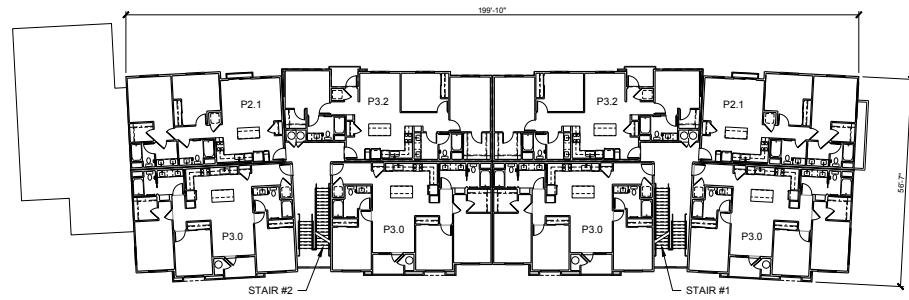


FRONT ELEVATION 1

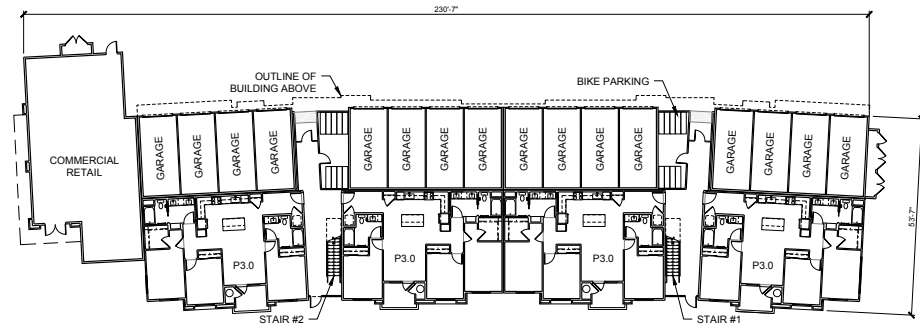




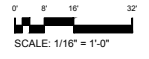
ROOF PLAN 3



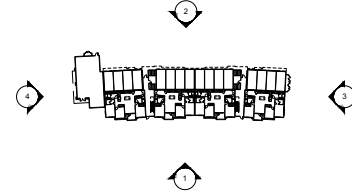
SECOND AND THIRD FLOOR PLAN 2



FIRST FLOOR PLAN 1



KEY PLAN



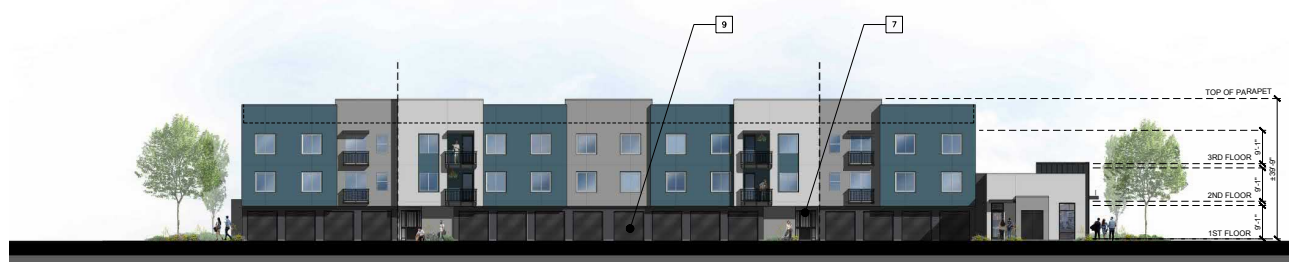
LEFT ELEVATION 4



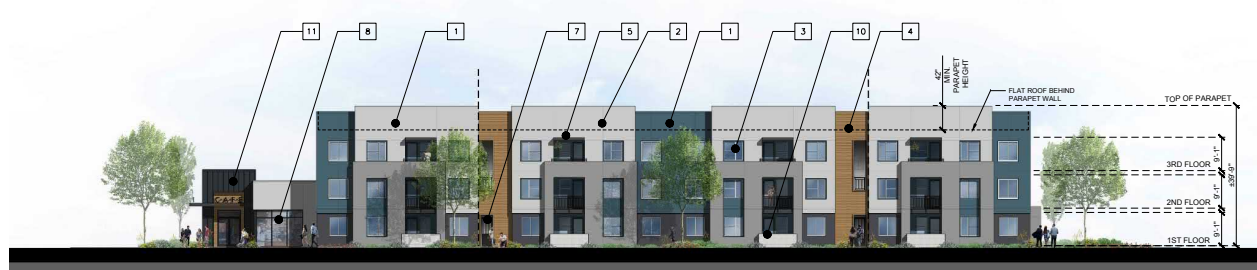
RIGHT ELEVATION 3

MATERIAL LEGEND:

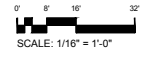
- 1 EXTERIOR PLASTER
- 2 PLASTER SCREEDS
- 3 VINYL WINDOW - WHITE
- 4 FAUX WOOD LAP SIDING
- 5 PAINTED METAL AWNING
- 6 PAINTED METAL GUARDRAIL
- 7 PAINTED METAL GATE DOOR
- 8 STOREFRONT GLAZING SYSTEM
- 9 SECTIONAL GARAGE DOOR
- 10 CMU BLOCK (BURNISHED)
- 11 VERTICAL METAL SIDING

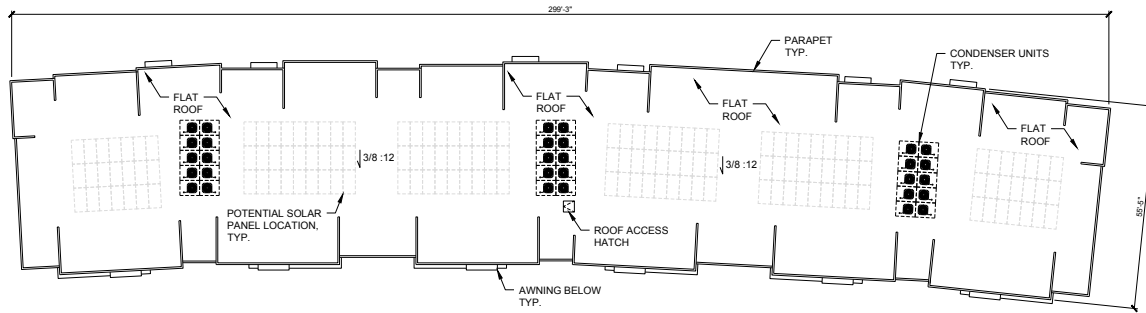


REAR ELEVATION 2

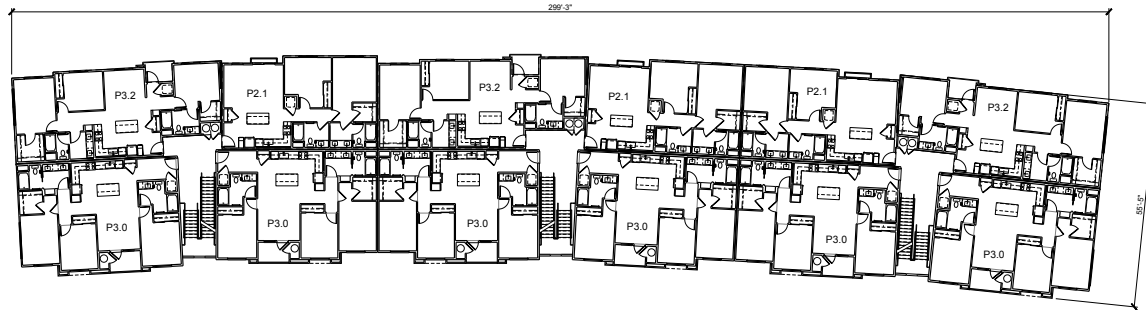


FRONT ELEVATION 1

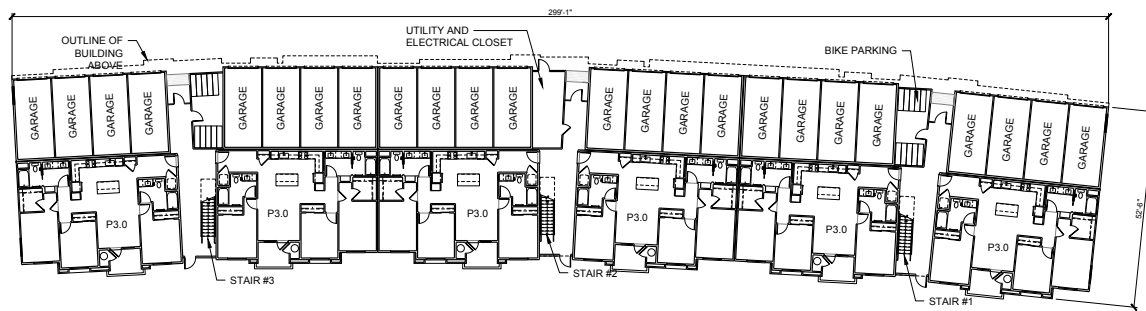




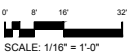
ROOF PLAN 3



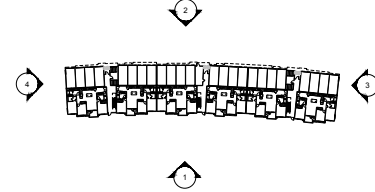
SECOND AND THIRD FLOOR PLAN 2



FIRST FLOOR PLAN 1



KEY PLAN



LEFT ELEVATION 4



RIGHT ELEVATION 3

MATERIAL LEGEND:

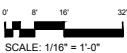
- 1 EXTERIOR PLASTER
- 2 PLASTER SCREEDS
- 3 VINYL WINDOW - WHITE
- 4 FAUX WOOD LAP SIDING
- 5 PAINTED METAL AWNING
- 6 PAINTED METAL GUARDRAIL
- 7 PAINTED METAL GATE DOOR
- 8 STOREFRONT GLAZING SYSTEM
- 9 SECTIONAL GARAGE DOOR
- 10 CMU BLOCK (BURNISHED)
- 11 VERTICAL METAL SIDING

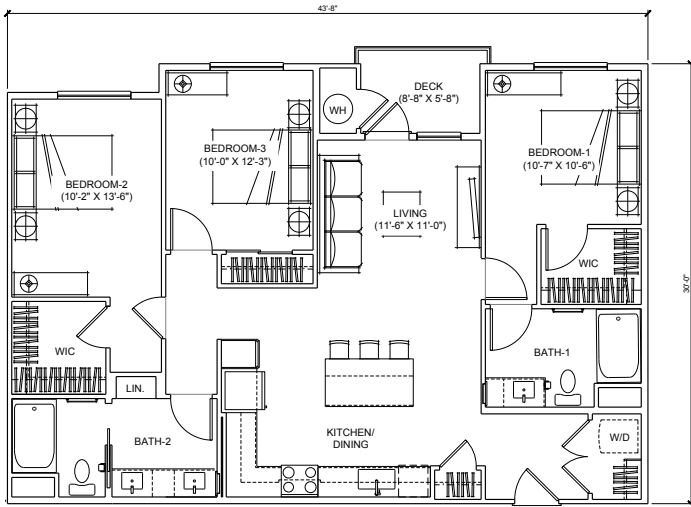


REAR ELEVATION 2

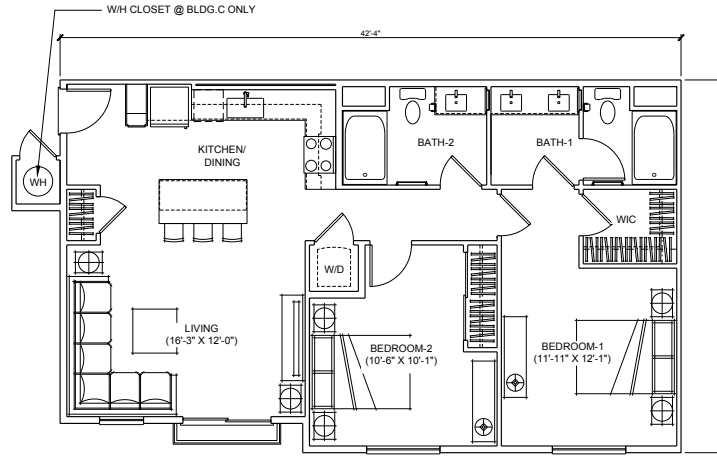


FRONT ELEVATION 1

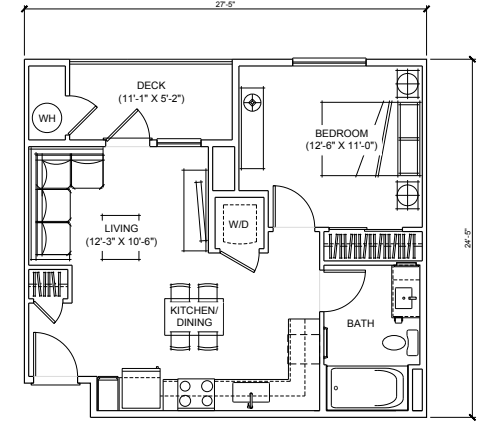




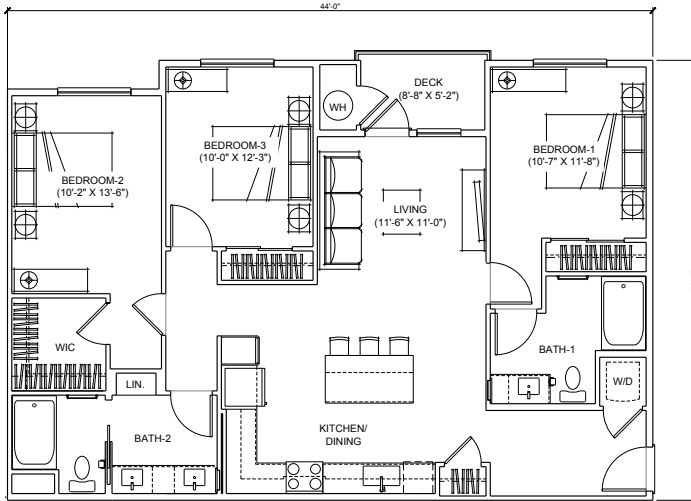
P3.1 6
3 BED / 2 BATH - 1,232 S.F. (35 TOTAL)



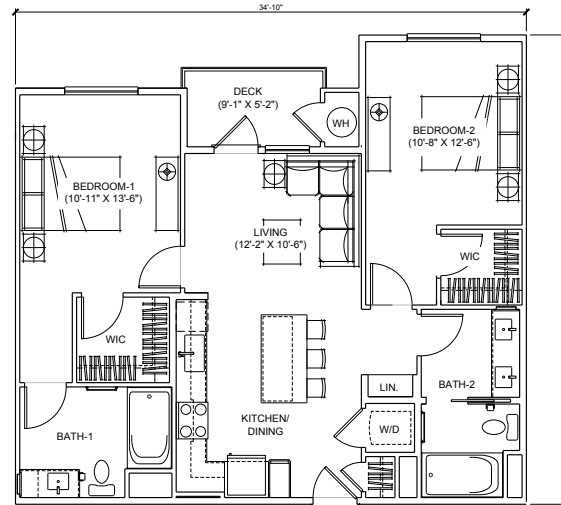
P2.1 4
2 BED / 2 BATH - 1,042 S.F. (18 TOTAL)



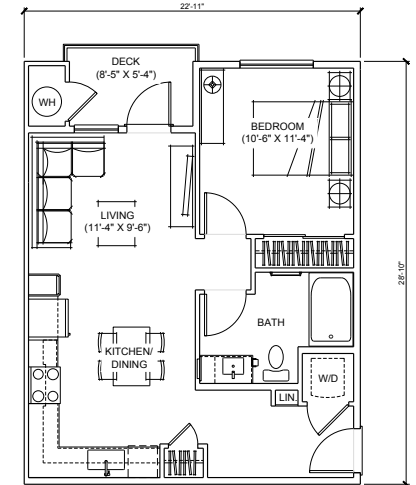
P1.1 2
1 BED / 1 BATH - 581 S.F. (4 TOTAL)



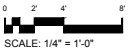
P3.0 5
3 BED / 2 BATH - 1,246 S.F. (42 TOTAL)

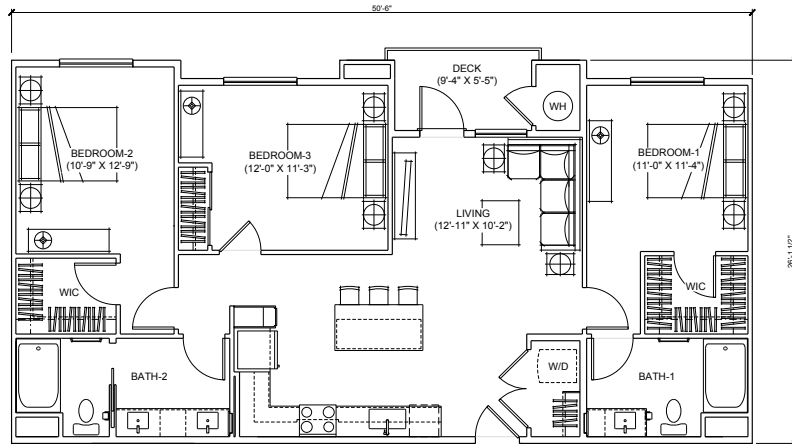


P2.0 3
2 BED / 2 BATH - 982 S.F. (59 TOTAL)

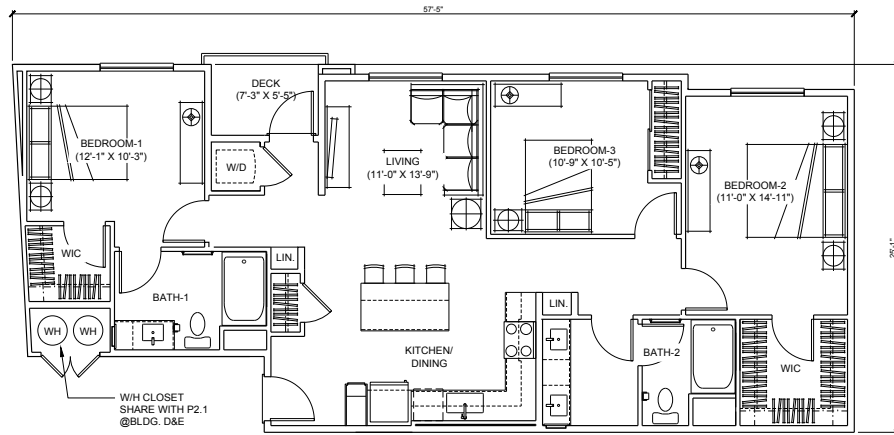


P1.0 1
1 BED / 1 BATH - 610 S.F. (8 TOTAL)

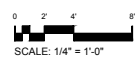




P3.3 2
 3 BED / 2 BATH - 1,226 S.F. (24 TOTAL)



P3.2 1
 3 BED / 2 BATH - 1,259 S.F. (10 TOTAL)



1 EXTERIOR PLASTER
LIGHT SAND FINISH

2 NORTHWEST FACTORY FINISHES
COLORSTRAND LP SMARTSIDE:
CLEAR CEDAR MOUNTAIN LION
OR APPROVED EQUAL

A SW 7667:
ZIRCON

B SW 7670:
GRAY SHINGLE

C SW 0048:
BUNGLEHOUSE BLUE

D SW 7069:
IRON ORE

E SW 9154:
PERLE NOIR
SHERWIN WILLIAMS PAINT

3 CMU BLOCK
ORCO BLOCK: WHITE, BURNISHED
OR APPROVED EQUAL

4 WINDOW FRAME
WHITE VINYL

4 **D** **1 C** **1 B** **2** **1 E** **3** **1 A**

BUILDING B - FRONT ELEVATION

MATERIAL BOARD 1

ANTON DAVIS
DAVIS, CA

ANTON DEV CO
architecture design collaborative

2022-05-05