

1 CONTEXTUAL MAPPING  
1" = 60'-0"



Client  
Company: Brixmor Property Group  
Address: 450 Lexington Ave, Floor 13  
New York, NY 10017  
Phone No. 212-869-3000

THE DAVIS COLLECTION  
737-885 RUSSELL BLVD  
DAVIS, CA 95616

ADC Project No: 21089  
Project Contact: Andrew Vu  
Email: AVu@adcollaborative.com  
Principal: Craig Chinn  
Project Manager: Ryan McAndrew

No.	Date	Description
1	12-09-22	2nd Entitlement Submittal

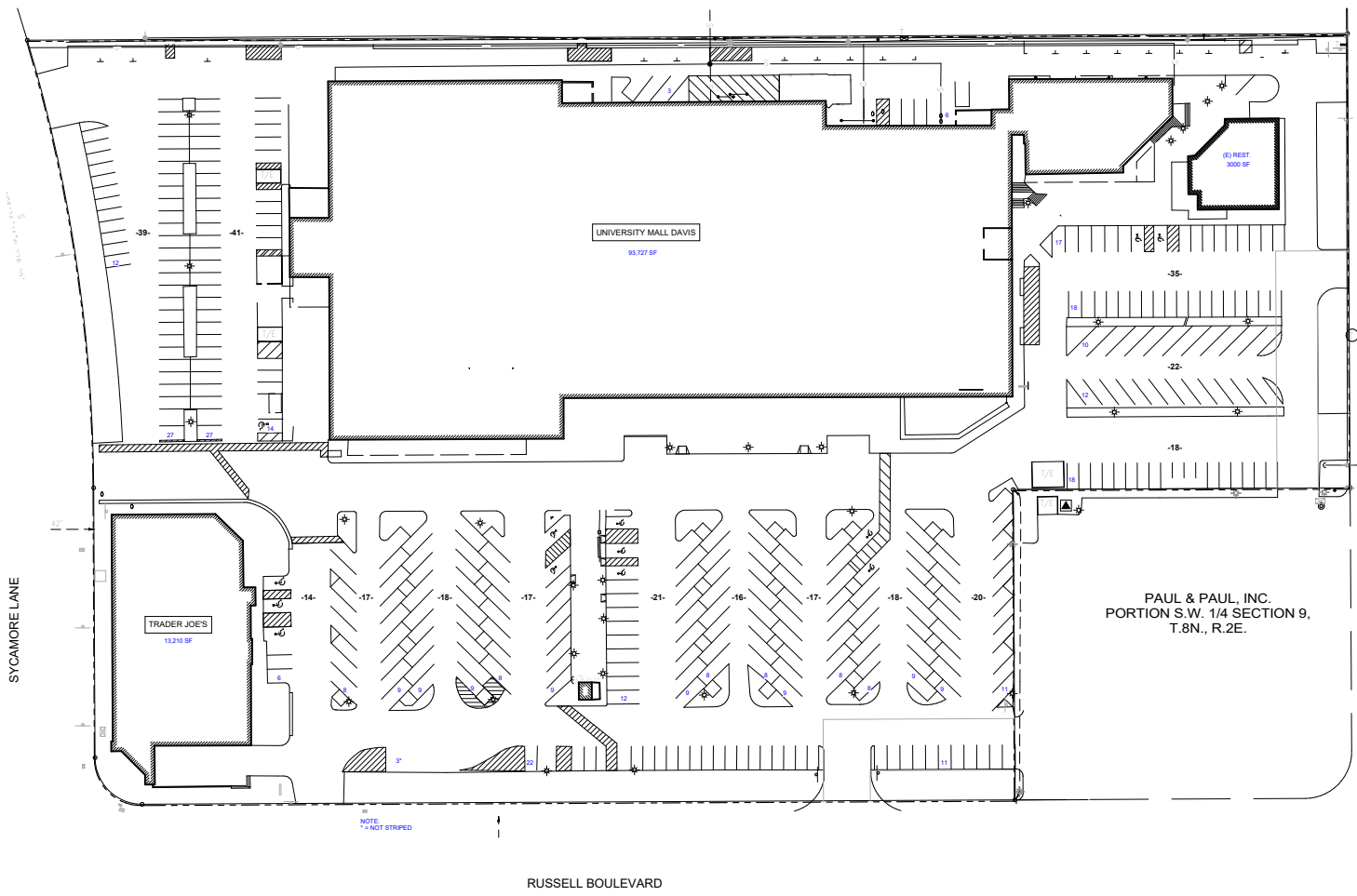


23231 South Pointe Dr.  
Laguna Hills, CA 92653  
www.adcollaborative.com  
949.267.1660

ISSUED FOR: ENTITLEMENT SUBMITTAL  
CONTEXTUAL MAP

A02

12-9-2022



**EXISTING PROJECT SUMMARY**

<b>EXISTING SITE AREA:</b>		30,564 SF
<b>EXISTING PROJECT SUMMARY:</b>		
EXISTING RESTAURANT		3,000 SF
EXISTING RETAIL		63,727 SF
EXISTING TRADER JOE'S		13,210 SF
<b>TOTAL EXISTING:</b>		<b>109,937 SF</b>
<b>PARKING SUMMARY:</b>		
PARKING EXISTING:		380 TOTAL SPACES

1 EXISTING ARCHITECTURAL SITE PLAN  
1" = 32'-0"



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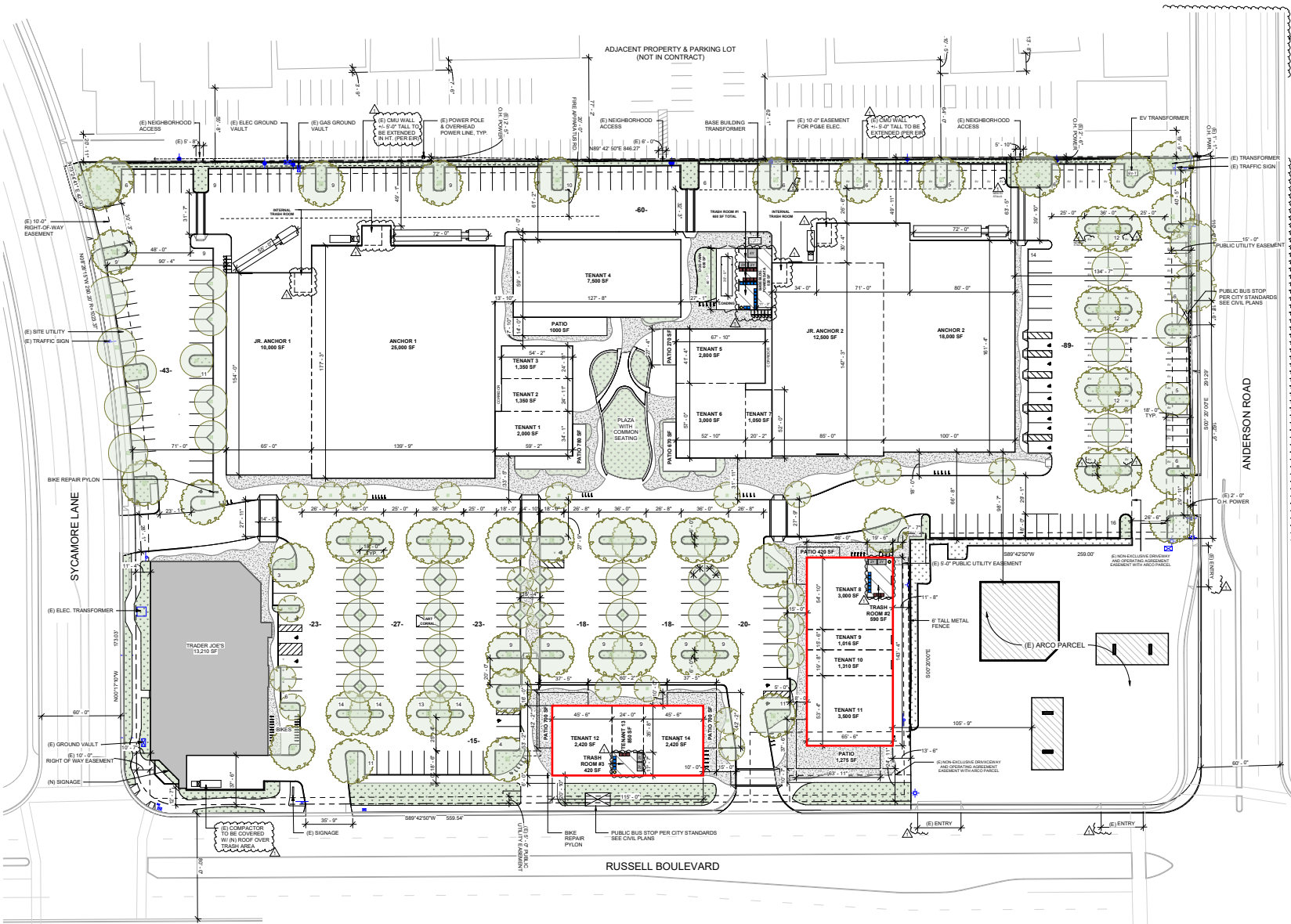


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**EXISTING SITE PLAN**  
**A03**

12-9-2022



**PROJECT & PARKING SUMMARY**

**PROJECT SUMMARY:**

ZONING: PD-13(PLANNED DEVELOPMENT) (04-20-007)  
 APN #: 034-20-007  
 OVERALL SITE AREA: 355,984 SF

JR ANCHOR 1	10,000 SF
ANCHOR 1	28,000 SF
JR ANCHOR 2	12,000 SF
ANCHOR 2	18,000 SF
TENANT 1 QUICK SERVE	2,000 SF
TENANT 2 QUICK SERVE	1,350 SF
TENANT 3 QUICK SERVE	1,350 SF
TENANT 4 REST	7,500 SF
TENANT 5 QUICK SERVE	2,000 SF
TENANT 6 QUICK SERVE	3,000 SF
TENANT 7 RETAIL	1,000 SF
TENANT 8 QUICK SERVE	3,000 SF
TENANT 9 RETAIL	1,000 SF
TENANT 10 RETAIL	1,310 SF
TENANT 11 QUICK SERVE	3,500 SF
TENANT 12 QUICK SERVE	2,000 SF
TENANT 13 DETAIL	400 SF
TENANT 14 QUICK SERVE	2,000 SF
TRASH ROOM 1	600 SF
BASE BLDG. POWER/GA	500 SF
TRASH ROOM 2	600 SF
TRASH ROOM 3	400 SF
SUBTOTAL	101,346 SF
EXISTING TRUCK JOBS	13,486 SF
<b>TOTAL:</b>	<b>114,832 SF</b>

**PARKING SUMMARY:**

DAVIS MUNICIPAL CODE, CHAPTER 40 ZONING

PARKING RATIOS	RETAIL + 1 SPACE / 350 SF
PARKING REQUIRED	328 TOTAL SPACES
PARKING PROVIDED	338 TOTAL SPACES
COMPACT PARKING PROVIDED	3 SPACES
ACCESSIBLE PARKING REQUIRED	4 SPACES
ACCESSIBLE PARKING PROVIDED	15 SPACES
VAN ACCESSIBLE PARKING REQUIRED	2 SPACES
VAN ACCESSIBLE PARKING PROVIDED	4 SPACES
EV PARKING (6% OF TOTAL REQUIRED)	21 SPACES
EV PARKING PROVIDED	75 SPACES

SEE LANDSCAPE PLANS FOR BIKE PARKING ANALYSIS

**DAVIS PARKING STANDARDS:**

40-13.03 PARKING SPACES SIZE AND ACCESS STANDARD: 9' X 15' COMPACT: 8' X 16'

TRAVEL LANE 1-WAY: 10'-0"  
 TRAVEL LANE 2-WAY: 20'-0"  
 FIRE APARATUS ROAD: 20'-0" (CA FIRE CODE)

(2) VAN PARKING MIN. EV PARKING CAL GREEN 6% OF TOTAL SPACES

**SITE PLAN LEGEND**

- TEXTURED PAVING AREA, SEE LANDSCAPE PLANS
- PLANTING AREA, SEE LANDSCAPE PLANS
- TREE, SEE LANDSCAPE PLANS
- EXISTING TREE, SEE LANDSCAPE PLANS
- AREA OF NEW CONSTRUCTION
- EXISTING/RENEWED TENANT SPACES TO REMAIN
- NEW BASE BUILDING AMENITIES
- NOT IN CONTRACT
- (N) 6' TALL CORRUGATED METAL FENCE
- (N) 8' TALL SOUND WALL (SEE NORTH PROPERTY LINE)
- LONG TERM BIKE PARKING
- SHORT TERM BIKE PARKING
- (E) TELEPHONE POLE W/ OVERHEAD POWER LINE
- (E) LIGHT POLE
- (E) TRAFFIC SIGN
- (E) TRAFFIC SIGN
- DUMPSTER - # OF YARDS
- 95 GAL BIN
- 65 GAL BIN
- USED OIL COLLECTION

**1 ARCHITECTURAL SITE PLAN**  
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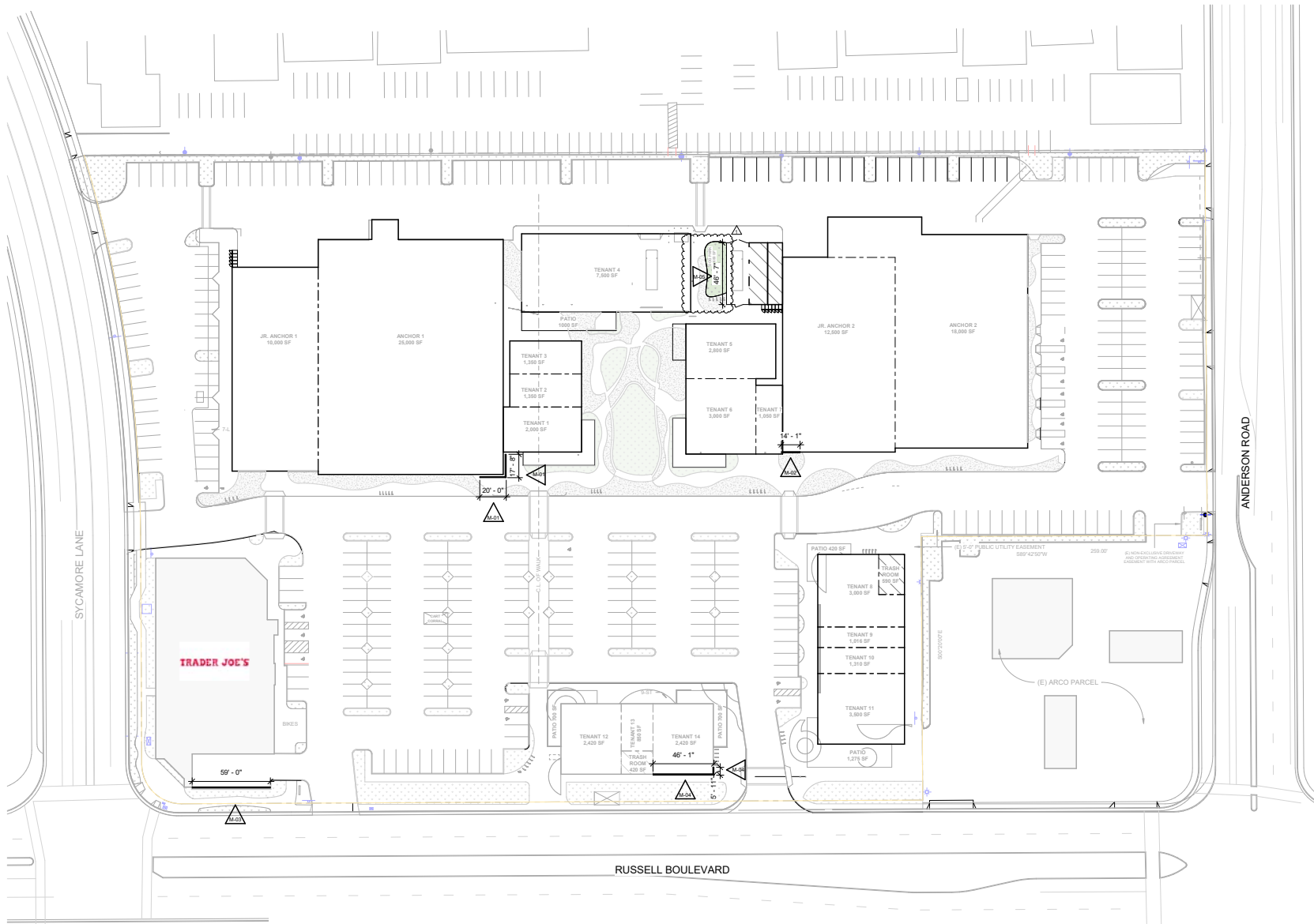
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SITE PLAN

**A04**

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**MURAL PLAN LEGEND**

-  M-01 LOCAL ARTIST MURAL (PLACEHOLDER IMAGE USED)
-  M-02 LOCAL ARTIST MURAL (PLACEHOLDER IMAGE USED)
-  M-03 LOCAL ARTIST MURAL (PLACEHOLDER IMAGE USED)
-  M-04 LOCAL ARTIST MURAL (PLACEHOLDER IMAGE USED)
-  M-05 LOCAL ARTIST MURAL (PLACEHOLDER IMAGE USED)

**MURAL PLAN LEGEND**

-  LANDSCAPING: SEE LANDSCAPE PLANS
-  AREA OF NEW CONSTRUCTION
-  EXISTING/RENOVATED TENANT SPACES TO REMAIN
-  NEW BASE BUILDING AMENITIES
-  NOT IN CONTRACT
-  LONG TERM PARKING
-  SHORT TERM PARKING
-  MURAL LOCATION
-  MURAL TAG

**1 MURAL SITE PLAN**  
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**MURAL SITE PLAN**

**A05**

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