

Palmetto

Pacifica, CA
August 12, 2020



Project Team



Applicant:
Warmington Residential
4160 Dublin Blvd, Ste.101
Dublin, CA 94568
Contact: Mike Banducci
Business: 925.866.6700



Landscape Architect:
VanderToolen Associates
855 Bordeaux Way, Suite 240
Napa, CA 94558
Contact: Mary Carden
Business: 707.224.2299



Civil Engineer:
Meridian Associates
2700 Ygnacio Valley Rd. Suite 130
Walnut Creek, CA 94598
Contact: Homayum Karim
Business: 925.691.7300



Architect:
William Hezmalhalch Architects, Inc.
5000 Executive Parkway, Suite 375
San Ramon, CA 94583
www.wharchitects.com
Contact: Adam Gardner
Business: 925.463.1700

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PROJECT SUMMARY				
APN #	009-402-260; 009-034-010; 009-402-250			
Existing Zoning	Multiple-Family Residential Garden District (R-3-G)			
Gross Site Area	± 4.34 AC	189,050 s.f.		
Development Area (Parcel A&B)				
Parcel A	Buildings, Private Streets A,B & C, and Common Areas	± 1.62 AC	78,844 s.f.	
Parcel B	C3 Basin	± 0.19 AC	8,276 s.f.	
Parcel C	Open Space/Park - Remainder not a Part (Dedicated to the City)	± 2.53 AC	110,207 s.f.	
# of Homes	20 Homes			
Density (# of Homes per Development Area)	11.0 Homes/AC			
Note: Building Life Expectancy is 75 years				
ZONING CODE				
Parking	Sec. 9-4.2817. - Design standards for parking areas.	All required covered off-street parking spaces shall have a minimum usable area of not less than 171 square feet, exclusive of access drives or aisles, and shall be of usable shape, location, and condition. The minimum dimensions of covered parking spaces shall be nine (9') feet in width by nineteen (19') feet in length. The vertical clearance shall be not less than seven (7') feet over the entire area.		
Lot Coverage	Sec. 9-4.702. - R-3-G Development regulations.	Maximum lot coverage for all structures: fifty (50%) percent;		
	Sec. 9-4.215. - Building coverage.	"Building coverage" shall mean all enclosed floor area which occupies a building site. This definition shall include second story cantilevered floor area. Balconies, if not enclosed, roof overhangs, eaves, and similar architectural features shall not be included.		
Usable Open Space	Sec. 9-4.260.2. - Open space, usable.	"Usable open space" shall mean common or private outdoor living, recreation, domestic use, or landscaping. Such area may be on the ground or on a roof, porch, deck, court, or balcony. Off-street parking areas or driveway and/or exit corridors shall not be included as usable open space. Any separate area to qualify under this definition shall be a minimum of four (4') feet by ten (10') feet. Usable open space shall not have a slope of more than ten (10%) percent.		
Outdoor Common Area	Sec. 9-4.260.4. - Outdoor common area.	"Outdoor common area" shall mean that area surrounding buildings which area is either held as a permanent common or a private outdoor area which use is intended for outdoor living or recreation or maintained in permanent landscaping. Such area shall be unoccupied or unobstructed by buildings or structures from the ground upward, except that recreational facilities, such as swimming pools and club or recreational buildings, may be included.		
Height of Buildings	Sec. 9-4.243. - Height of buildings.	"Height of buildings" shall mean the maximum vertical distance, measured at the finished grade, between the lowest point on the site covered by any portion of a building to the topmost point of the roof.		
BUILDING CODE				
REFERENCE	2019 California Code: CBC California Residential, Fire, Electrical, Mechanical, Plumbing Codes, CAL Green, and High Performance Residential Regulations			
OCCUPANCY	R3			
FIRE SPRINKLER SYSTEM	NFPA-13D Single fire service for each unit			
CONSTRUCTION TYPE	VB			
ACCESSIBILITY	Accessibility Requirements are Not Applicable to Single or 2-Family Dwelling Units			
OTHER NOTES	Meters for gas, electric, and telecommunications service will be located at the ends of each building.			
DEVELOPMENT STANDARDS				
	Required per R-3-G	Proposed	Comments	
Lot Size				
Min. Site Area (sq.ft)	7,500	189,050	4.34 Acre	Gross Site Area
		78,844	1.81 Acre	Development Area (Parcel A&B)
Min. Lot Area per dwelling unit (sq.ft.)	2,300	3,942	Development Site Area / Total Units	
Min. Lot Width (ft)	60	249	Width at North Edge	
Min. Setbacks (Same as R1 District)				
Front	15'	20' min.		@ Unit #20, BLDG to Parcel A South Edge
	20' to a Garage Entrance	5' min. to 20'		
Side	5' for Interior Lot	5'min.		@ Unit #1-4, BLDG to West PL
	10' for Corner Lot	10' to Street Corner		
Rear	20'	20' min.		@ Unit #13, BLDG to North PL
Building Height (Same as R1 District)	35' max.	35' max.		
Site Coverage				
Lot Coverage (s.f. / %)	50% max.	24,726	31.4%	Per Development Area (Parcel A&B)
Landscaped Area (s.f. / %)	25% min.	37,508	47.6%	Landscaped Area in Parcel A&B per Development Area (Parcel A&B)
Usable Open Space	450 sq.ft/du; 4' by 10' min.	674	s.f./unit	
Private Open Space (s.f.)		472	s.f./unit	
Outdoor Common Area (s.f.)		202	s.f./unit	

UNIT SUMMARY										
Unit Type	QTY	%	# of Bedrooms /Unit	# of Bathroom/Unit	Provided Parking		Garage Area	Floor Area per Unit (s.f.)	Total Floor Area (s.f.)	Storage (cu.ft)
					Garage Spaces	Driveway Spaces				
PLAN 1	2	10%	3	2.5	2		401	1803	3,606	200
PLAN 2	6	30%	3	3	2	2	401	1924	11,544	200
PLAN 3	6	30%	3	2.5	2		390	2310	13,860	200
PLAN 4	6	30%	3	3.5	2	2	381	2374	14,244	200
Total	20	100%	60	-	40	24	7,834	-	43,254	4,000
USABLE OPEN SPACE SUMMARY										
Usable Open Space Required									450	s.f./du
Required Usable Open Space									9000	s.f.
Usable Open Space Provided										
Unit Number	Plan Type	Patio (s.f.)	Balcony (s.f.)	Yard (s.f.)	Private Open Space per Unit (s.f.)					
1	PLAN 3	191	191	373	755					
2	PLAN 3	191	191	616	998					
3	PLAN 3	191	191	620	1,002					
4	PLAN 3	191	191	372	754					
5	PLAN 4		166		166					
6	PLAN 2		202		202					
7	PLAN 4		166		166					
8	PLAN 2		202		202					
9	PLAN 3	191	191		382					
10	PLAN 1	122	122		244					
11	PLAN 1	122	122		244					
12	PLAN 3	191	191		382					
13	PLAN 4		166	200	366					
14	PLAN 2		202	120	322					
15	PLAN 4		166	174	340					
16	PLAN 2		202	284	486					
17	PLAN 2		202	477	679					
18	PLAN 4		166	429	595					
19	PLAN 2		202	429	631					
20	PLAN 4		166	356	522					
Total	-	1,390	3,598	4,450	9,438 SF					
Private Usable Open Space Provided (s.f.)									9,438	SF
Outdoor Common Area Provided (s.f.)										
Outdoor Common Area Provided (s.f.)									4,036	SF
Provided Usable Open Space									674	s.f./du
									13,474	s.f.

Lot Coverage			
Max. Lot Coverage Ratio Allowed		50%	
		39422 SF	
Bldg Type	QTY	Coverage per Bldg (s.f.)	Total Lot Coverage (s.f.)
DUET - PLAN 3 / PLAN 3	2	3,071	6,142
DUET - PLAN 1 / PLAN 3	2	2,848	5,696
FLAT - PLAN 2 / PLAN 4	6	2,148	12,888
Total Lot Coverage (s.f.)		24,726	
Parcel A&B - Development Area (s.f.)		78,844	
Lot Coverage Ratio Proposed		31.4% per Development Area	
FAR			
Unit Type	QTY	Floor Area per Unit (s.f.)	Total Floor Area (s.f.)
PLAN 1	2	1,803	3,606
PLAN 2	6	1,924	11,544
PLAN 3	6	2,310	13,860
PLAN 4	6	2,374	14,244
Total Floor Area		43,254	
Parcel A&B - Development Area (s.f.)		78,844	
FAR		0.55 per Development Area	

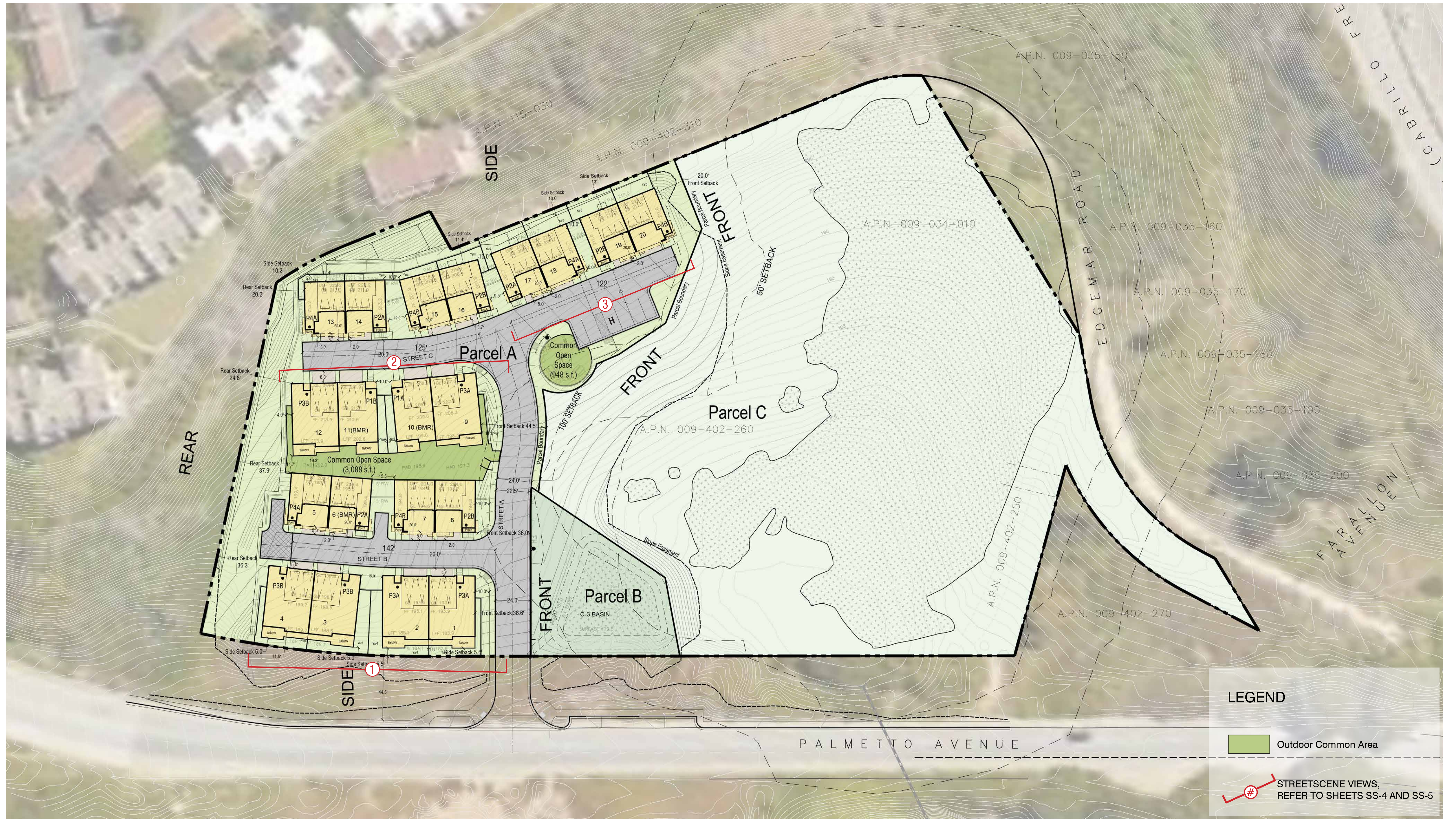
Vehicle Parking Summary			
Required Parking			
	Total Units	Required Spaces/Du	# of Spaces
Garages	20	2	40
Guest Parking		1	20
Total Required Parking Spaces			60
Provided Parking			
Garage Space			40
Street Parking (Including one Handicapped Space)			8
Driveway (20' or Greater)			24
Total Provided Parking Spaces			72

Project Summary

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PS-1





Architectural Site Plan

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SP-1



ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA



Perspective Rendering from Palmetto Avenue



Aerial Rendering

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SS-2
NTS

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WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA



View from Highway 1



Unit 4

Unit 3

Unit 2

Unit 1

Street 'A'

Downhill Duets
Elevation B

Downhill Duets
Elevation A

Streetscene 1
View along Palmetto Avenue



Street 'A'

Unit 9

Unit 10

Unit 11

Unit 12

Downhill Duets
Elevation A

Downhill Duets
Elevation B

Streetscene 2
View along Street 'C'

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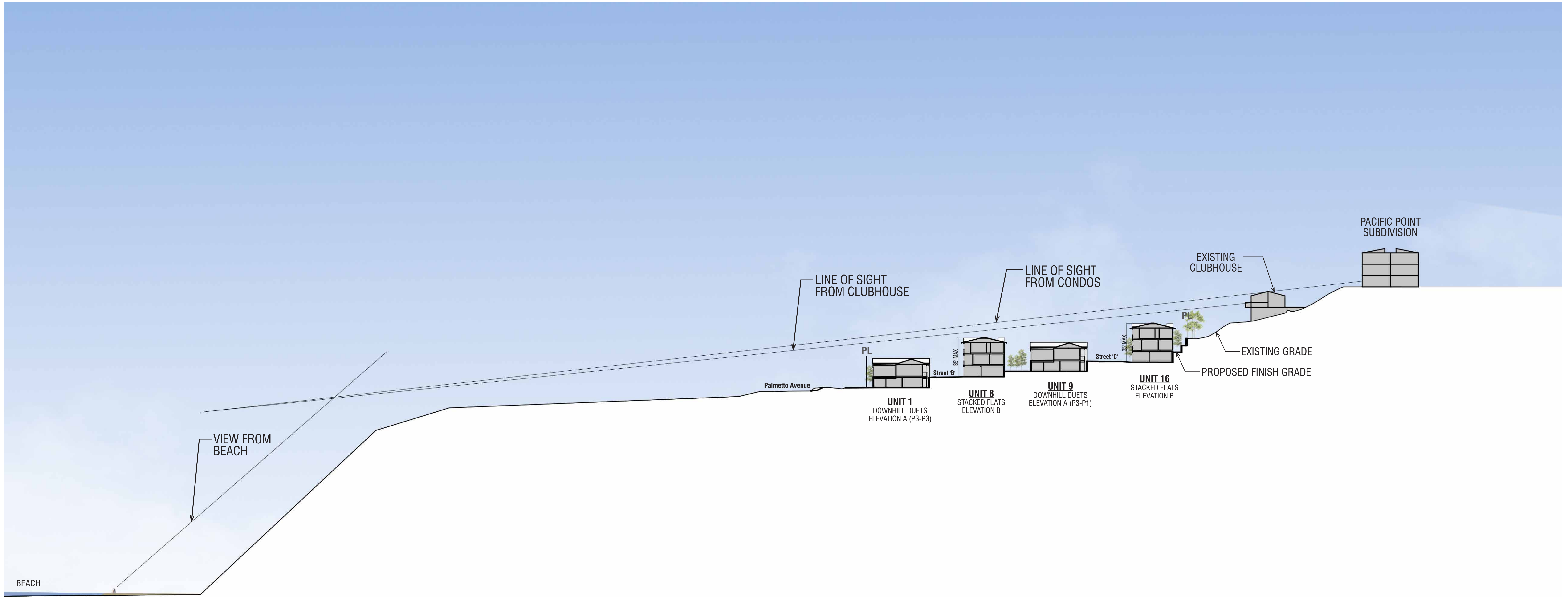
Unit 17 Unit 18

Unit 19 Unit 20

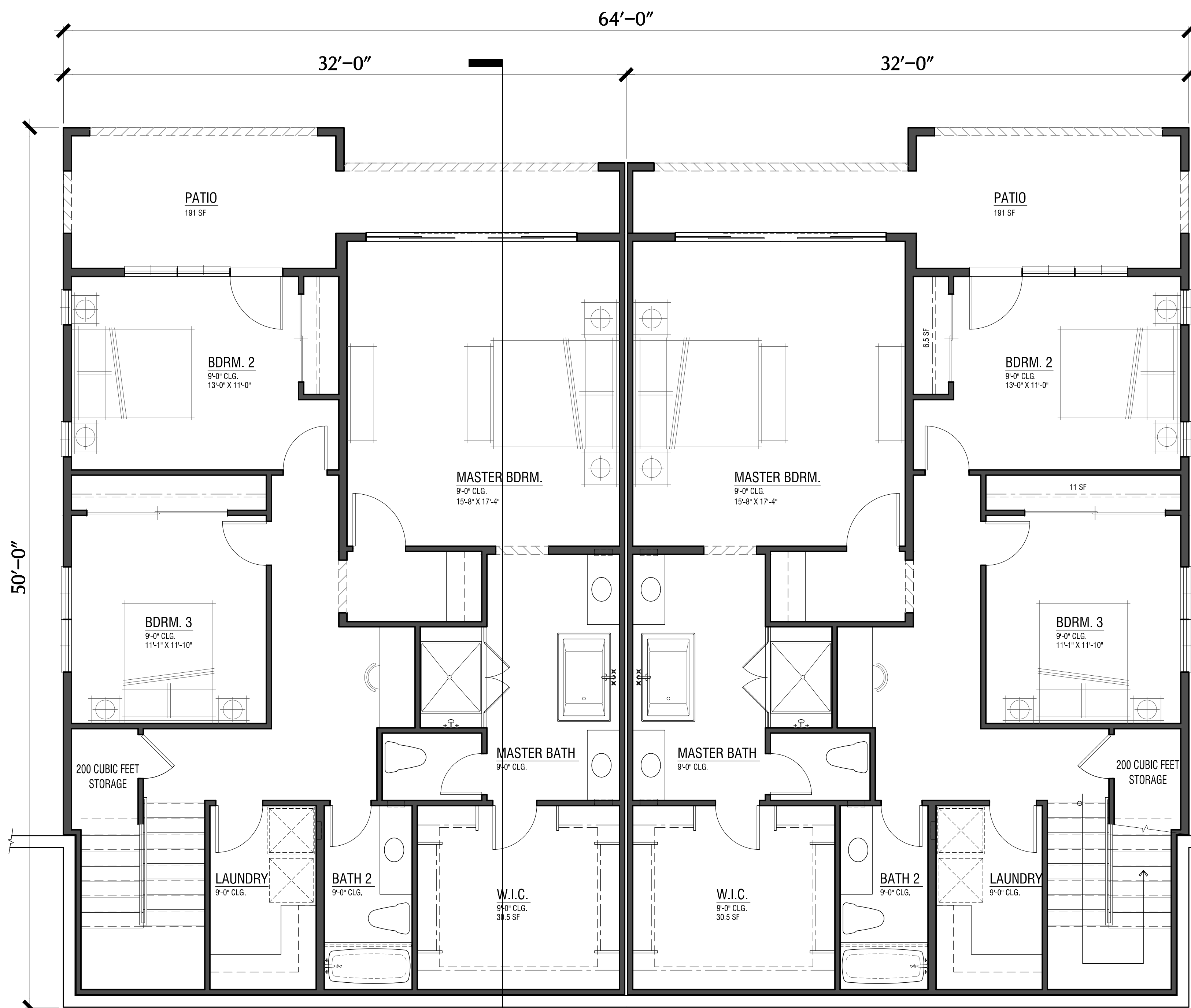
Stacked Flats
Elevation A

Stacked Flats
Elevation B

Streetscene 3
View along Street 'C'



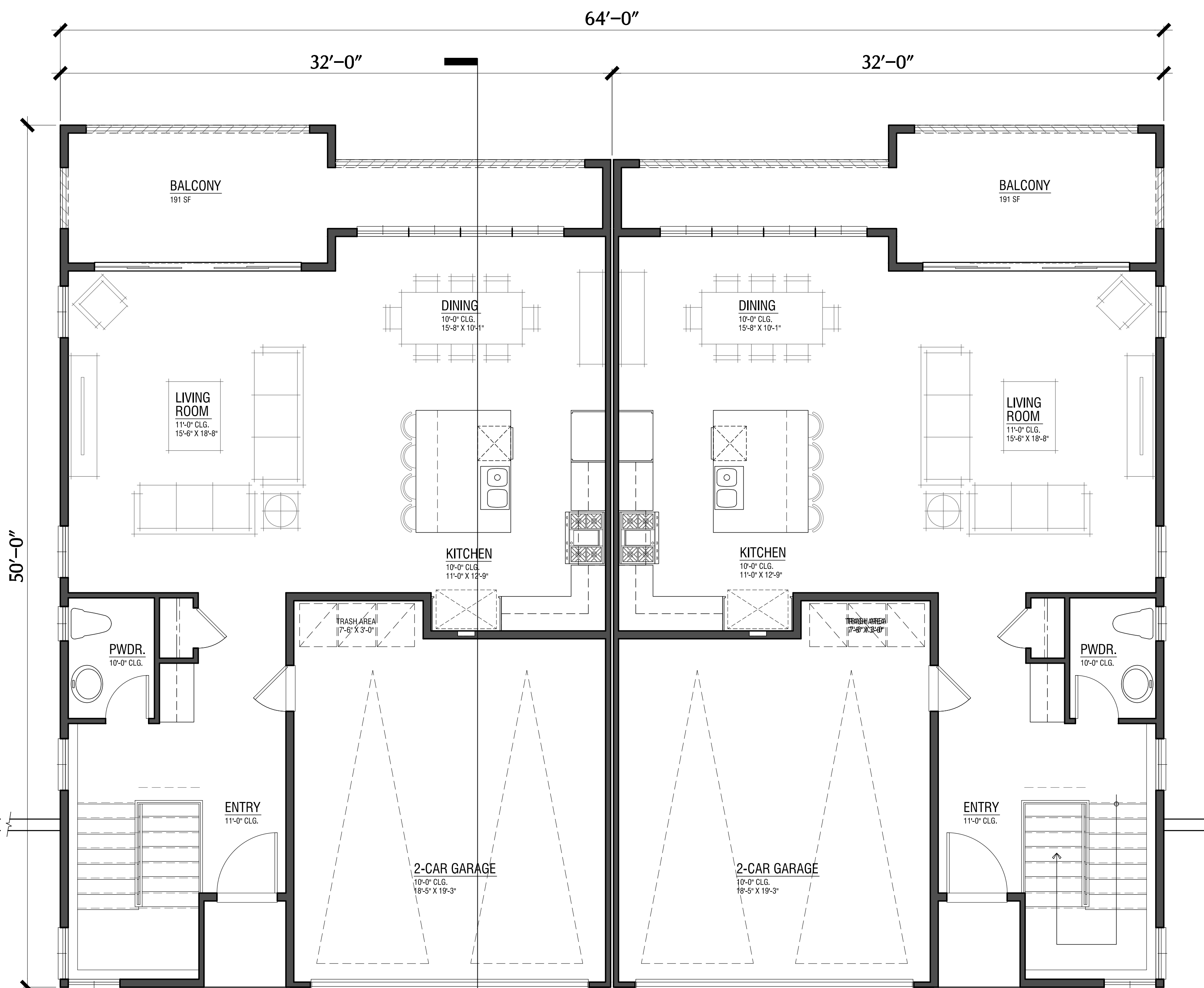
Site Section



Plan 3-R

Plan 3

Lower Level



Plan 3-R

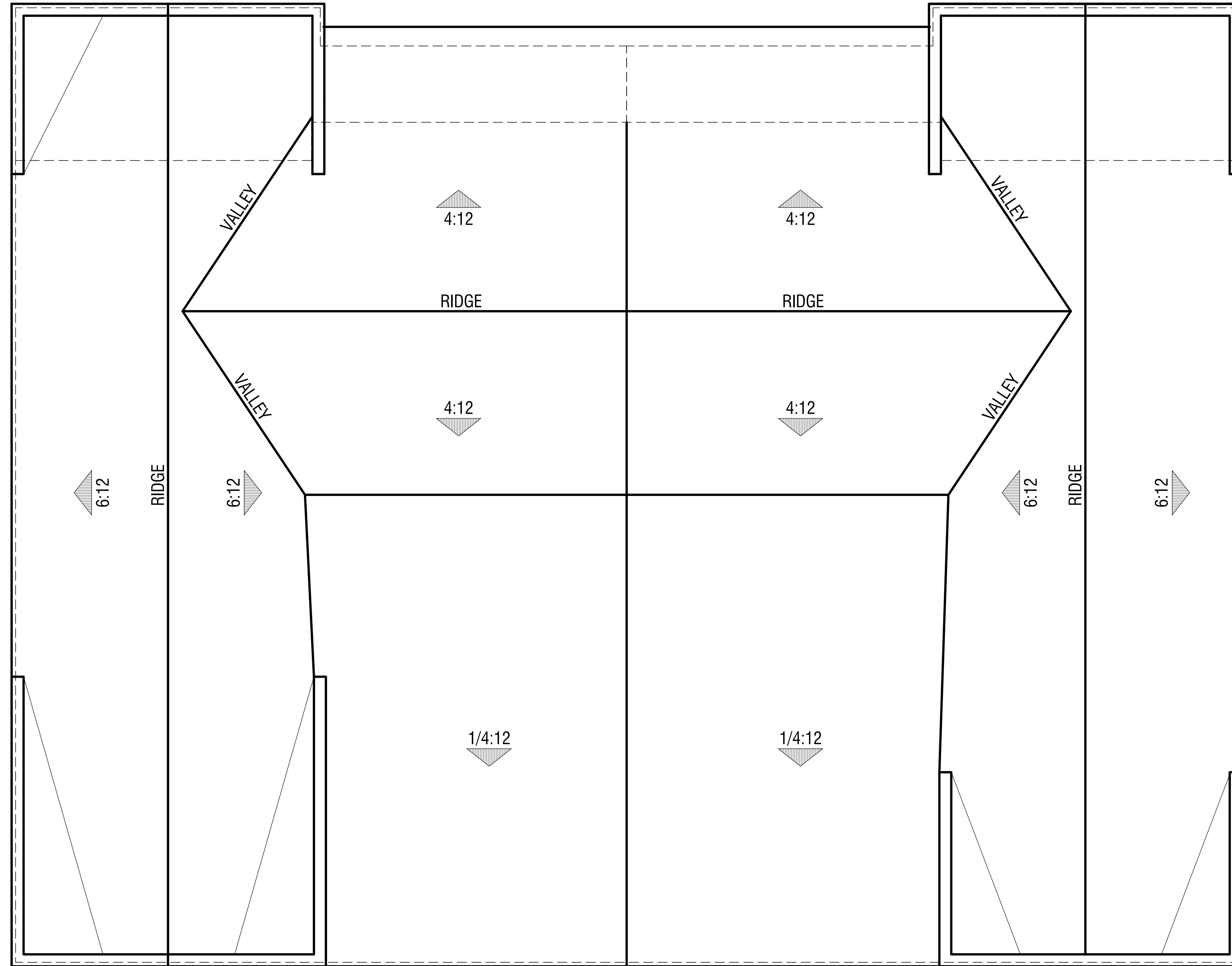
Plan 3

Entry Level

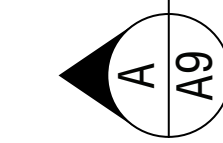
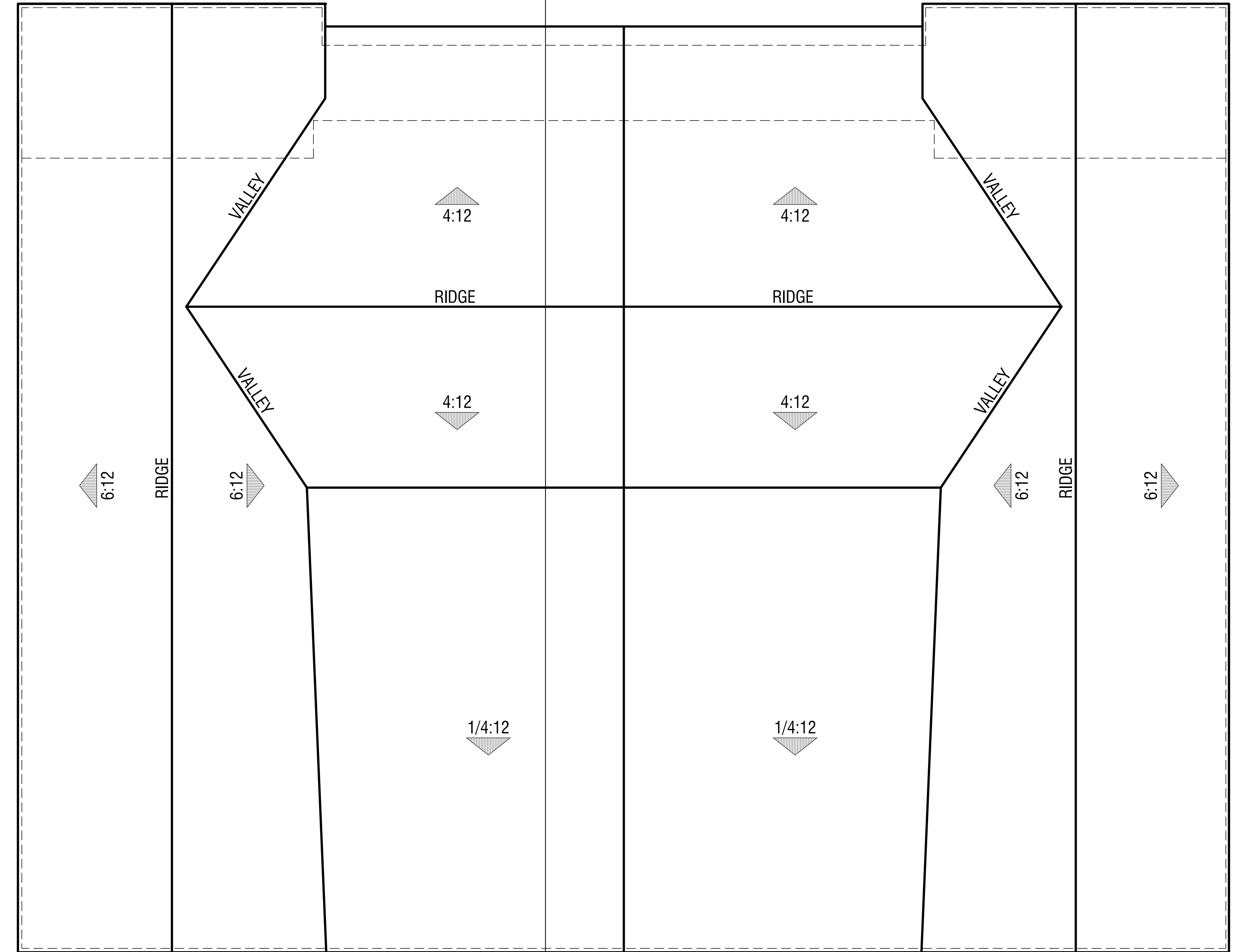
DOWNHILL DUETS

Plan 3: 2310 Gross SF Total*

*Note:
Square footage calculation is the gross measurement of all enclosed floor area from outside wall to outside wall, with the exception of garages, areas where there is no floor, and outdoor decks and patios (covered or uncovered).



Elevation B



Elevation A

DOWNHILL DUETS (Plan 3 / Plan 3)
Roof Plans



Plan 3
Right



Plan 3

Plan 3

Rear



Plan 3
Left



Plan 3

Plan 3

Front

EXTERIOR MATERIALS:

- | | | | |
|---|-----------------------------|----|------------------------------------|
| 1 | COMPOSITION SHINGLE ROOFING | 7 | FIBER CEMENT HORIZONTAL SIDING |
| 2 | INSULATED VINYL WINDOWS | 8 | GLASS PANEL RAILING |
| 3 | FASCIA | 9 | FIBERGLASS FRONT DOOR |
| 4 | STUCCO | 10 | SECTIONAL ROLL-UP GARAGE DOOR |
| 5 | STUCCO OVER FOAM TRIM | 11 | LIGHT FIXTURE, REFER TO SHEET A4.1 |
| 6 | FIBER CEMENT TRIM | | |

DOWNHILL DUETS (Plan 3 / Plan 3)
Exterior Elevations - A

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Plan 3
Right

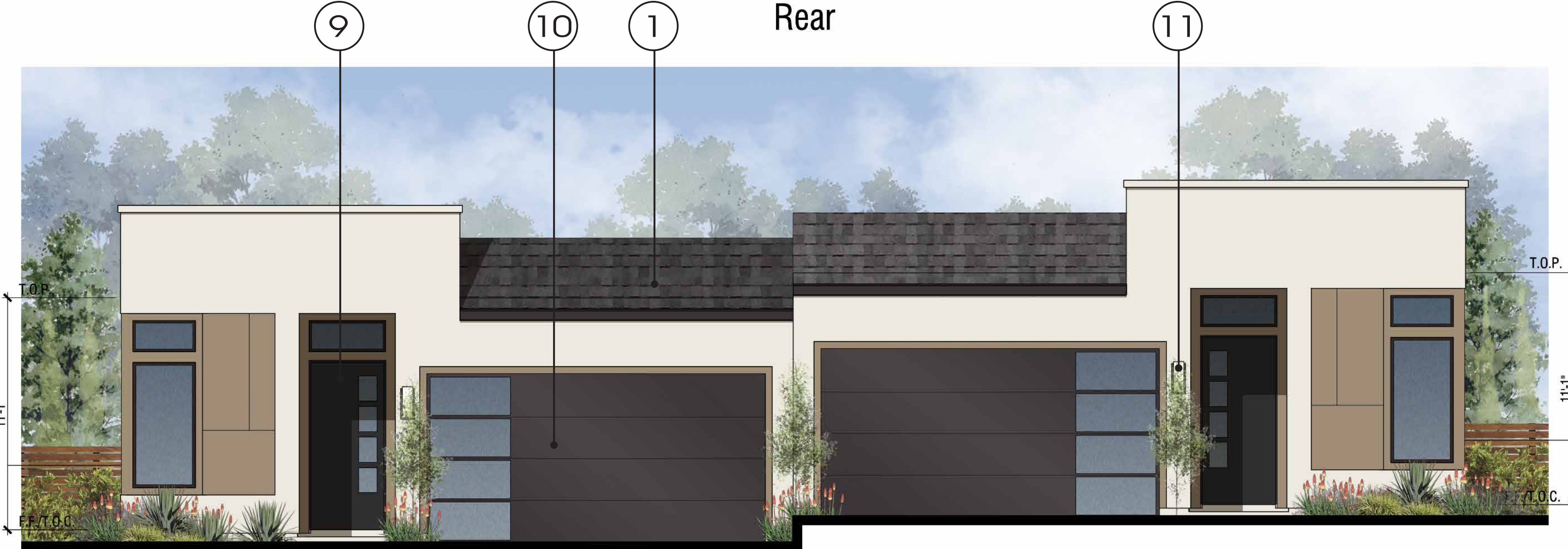


Plan 3
Left



Plan 3

Plan 3



Plan 3

Plan 3

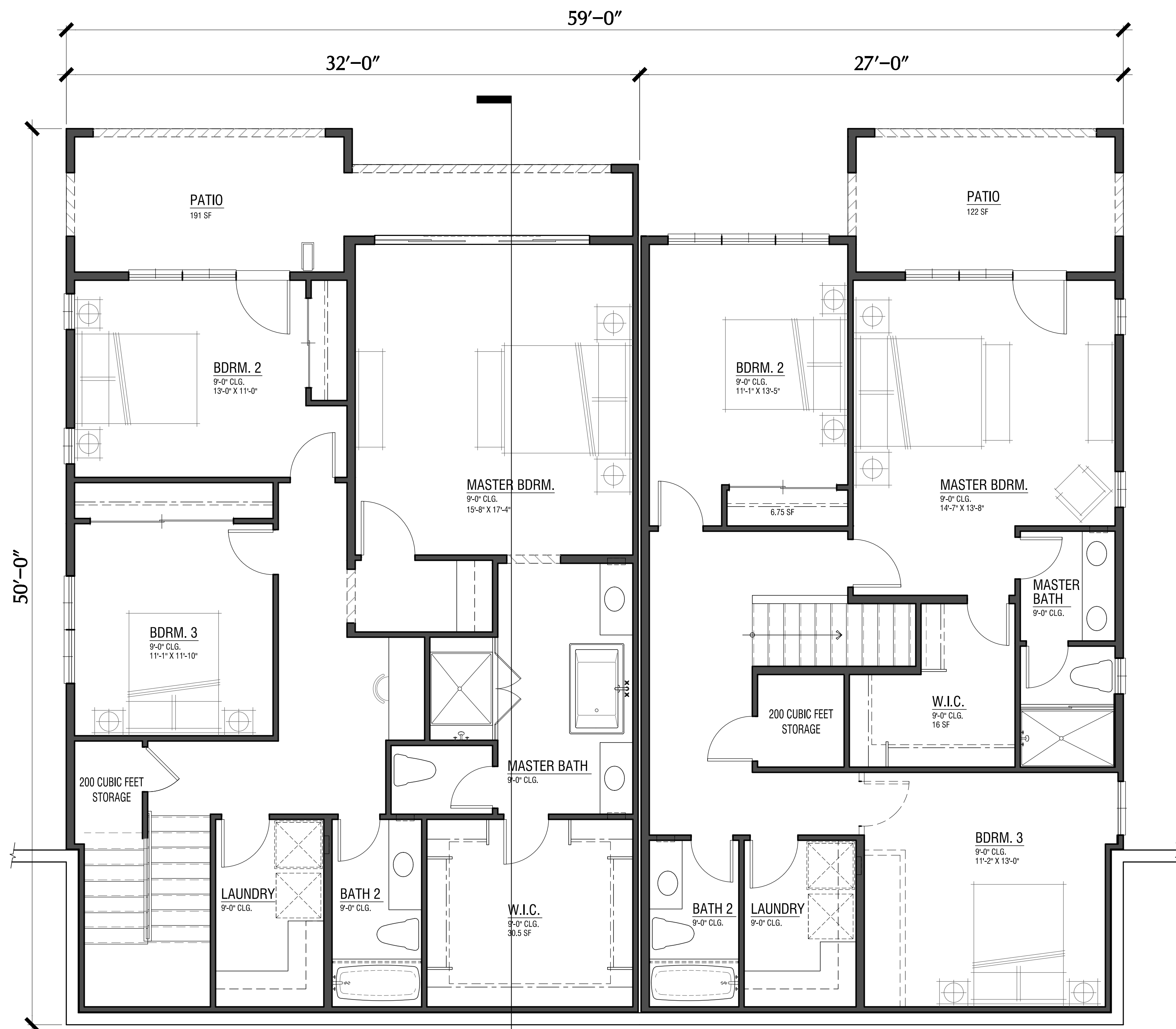
Front

EXTERIOR MATERIALS:

- | | |
|-------------------------------|---------------------------------------|
| 1 COMPOSITION SHINGLE ROOFING | 7 FIBER CEMENT PANEL |
| 2 INSULATED VINYL WINDOWS | 8 GLASS PANEL RAILING |
| 3 FASCIA | 9 FIBERGLASS FRONT DOOR |
| 4 STUCCO | 10 SECTIONAL ROLL-UP GARAGE DOOR |
| 5 STUCCO OVER FOAM TRIM | 11 LIGHT FIXTURE, REFER TO SHEET A4.1 |
| 6 FIBER CEMENT TRIM | |

DOWNHILL DUETS (Plan 3 / Plan 3)
Exterior Elevations - B

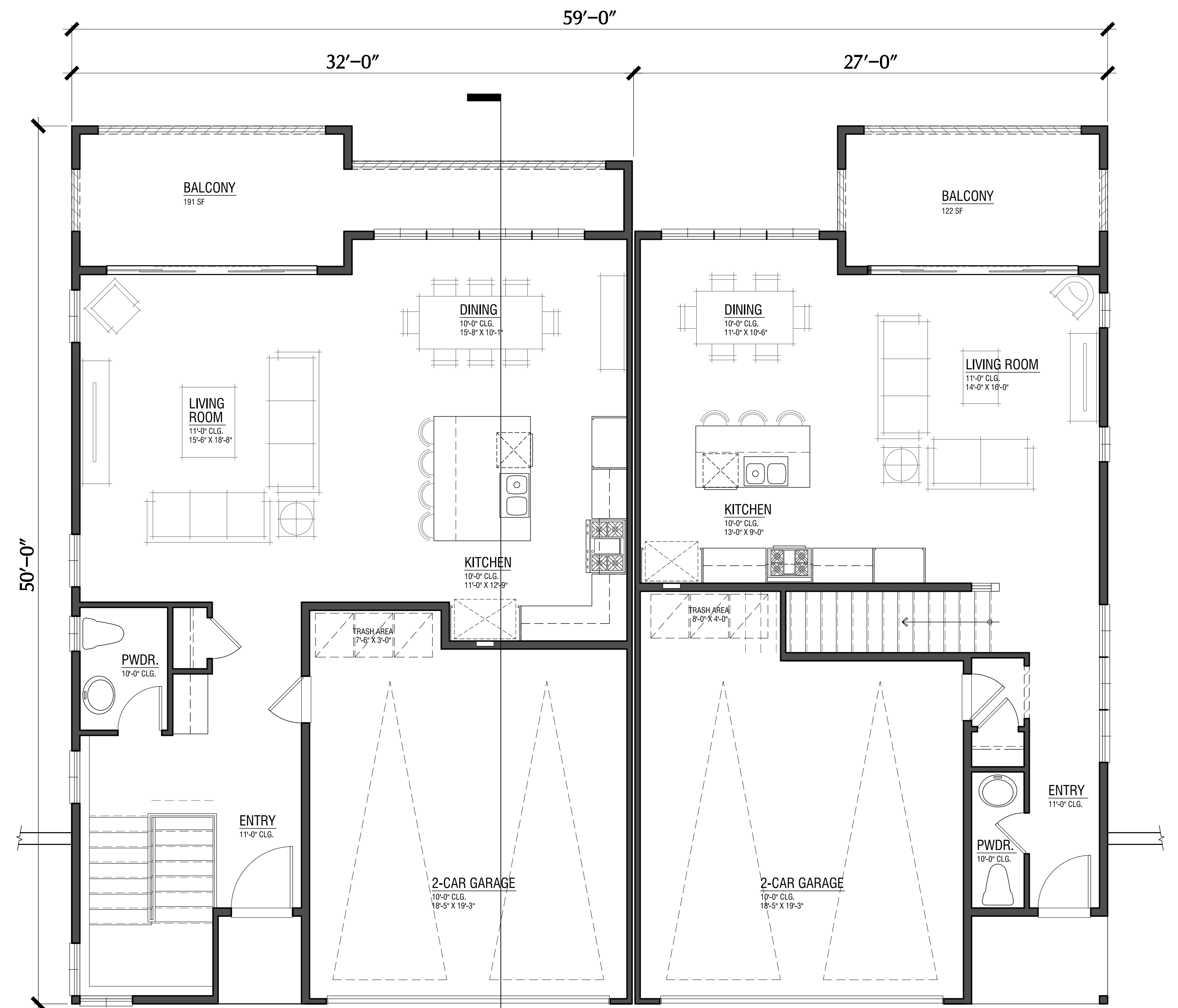
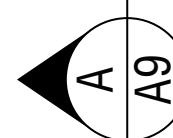
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Plan 3-R

Plan 1

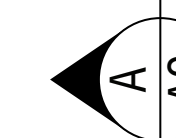
Lower Level



Plan 3-R

Plan 1

Entry Level



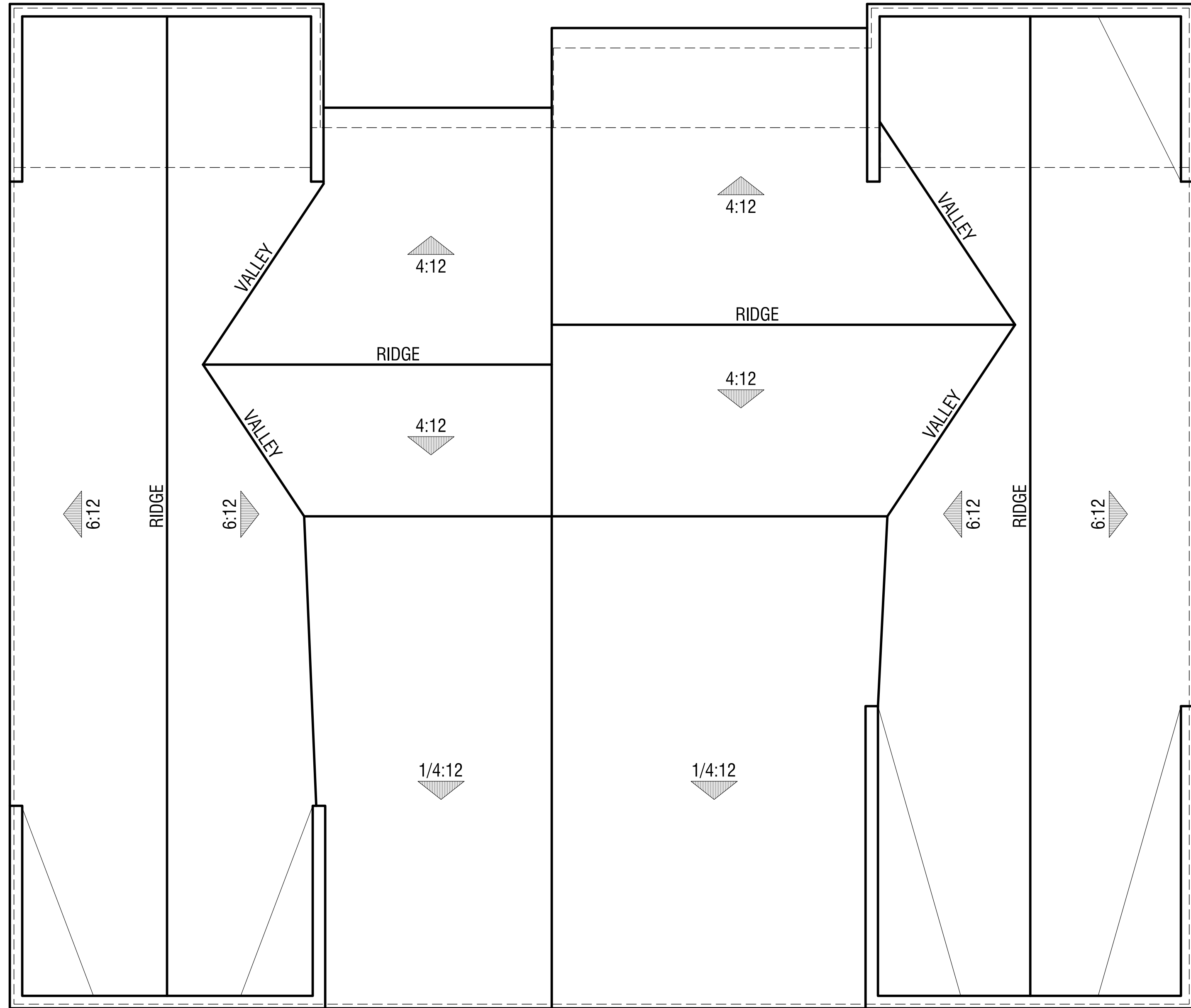
DOWNHILL DUETS

Plan 1: 1803 Gross SF Total*

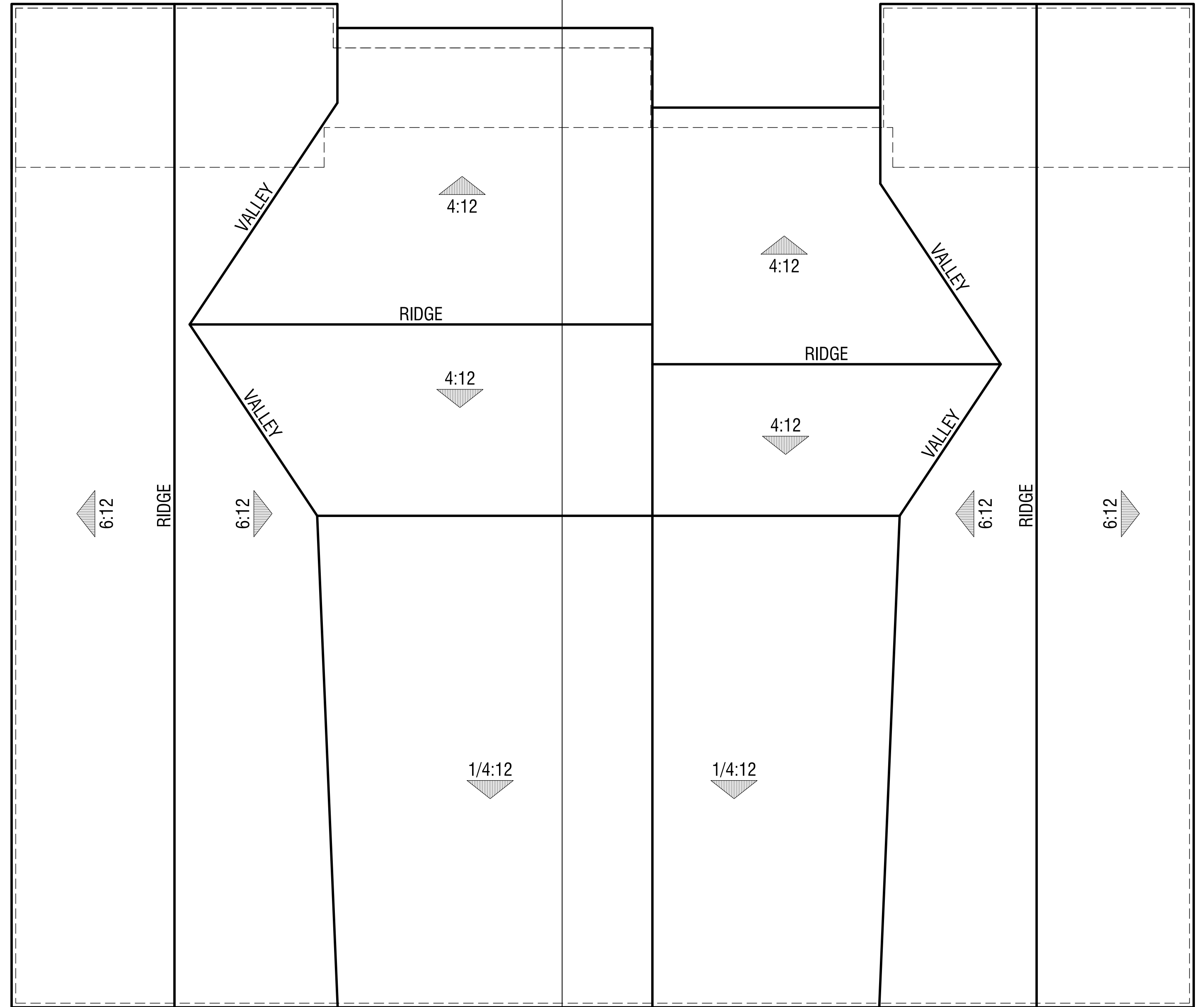
Plan 3: 2310 Gross SF Total*

*Note:

Square footage calculation is the gross measurement of all enclosed floor area from outside wall to outside wall, with the exception of garages, areas where there is no floor, and outdoor decks and patios (covered or uncovered).



Elevation B



Elevation A

DOWNHILL DUETS (Plan 3 / Plan 1)
Roof Plans

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Plan 1
Rear



Plan 1 Plan 3

Rear



Plan 3
Left



Plan 3 Plan 1

Front

EXTERIOR MATERIALS:

- | | | | |
|---|-----------------------------|----|------------------------------------|
| 1 | COMPOSITION SHINGLE ROOFING | 7 | FIBER CEMENT HORIZONTAL SIDING |
| 2 | INSULATED VINYL WINDOWS | 8 | GLASS PANEL RAILING |
| 3 | FASCIA | 9 | FIBERGLASS FRONT DOOR |
| 4 | STUCCO | 10 | SECTIONAL ROLL-UP GARAGE DOOR |
| 5 | STUCCO OVER FOAM TRIM | 11 | LIGHT FIXTURE, REFER TO SHEET A4.1 |
| 6 | FIBER CEMENT TRIM | | |

DOWNHILL DUETS (Plan 3 / Plan 1)
Exterior Elevations - A

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Plan 3
Right



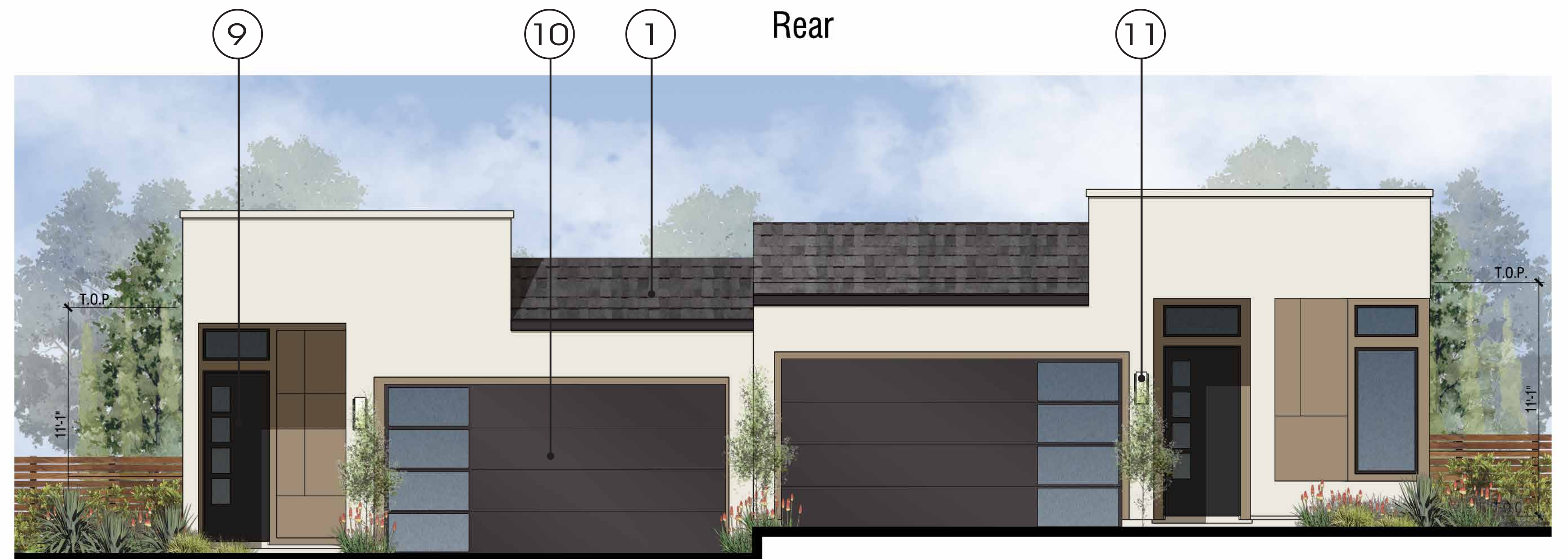
Plan 3

Rear

Plan 1



Plan 1
Left



Plan 1

Front

Plan 3

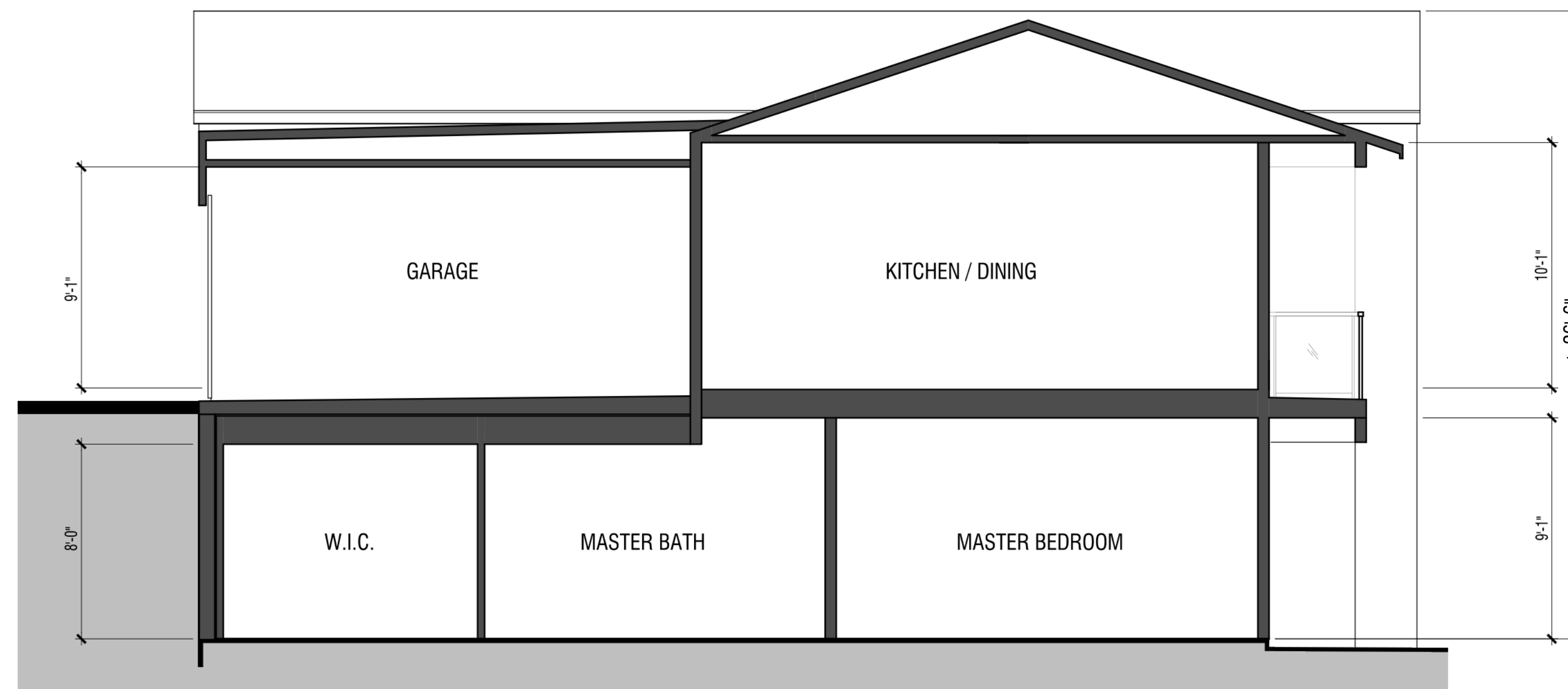
EXTERIOR MATERIALS:

- 1 COMPOSITION SHINGLE ROOFING
- 2 INSULATED VINYL WINDOWS
- 3 FASCIA
- 4 STUCCO
- 5 STUCCO OVER FOAM TRIM
- 6 FIBER CEMENT TRIM

- 7 FIBER CEMENT PANEL
- 8 GLASS PANEL RAILING
- 9 FIBERGLASS FRONT DOOR
- 10 SECTIONAL ROLL-UP GARAGE DOOR
- 11 LIGHT FIXTURE, REFER TO SHEET A4.1

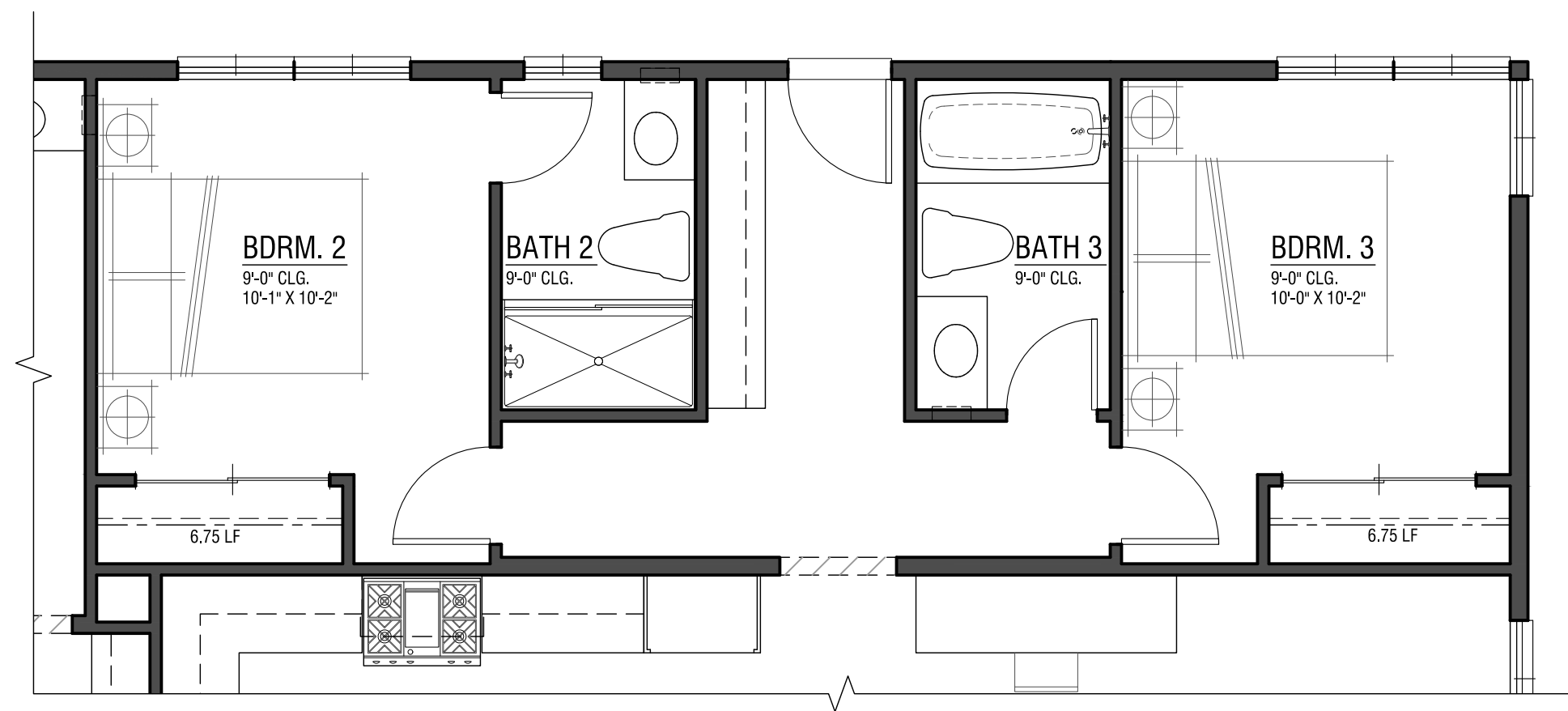
DOWNHILL DUETS (Plan 3 / Plan 1)
Exterior Elevations - B

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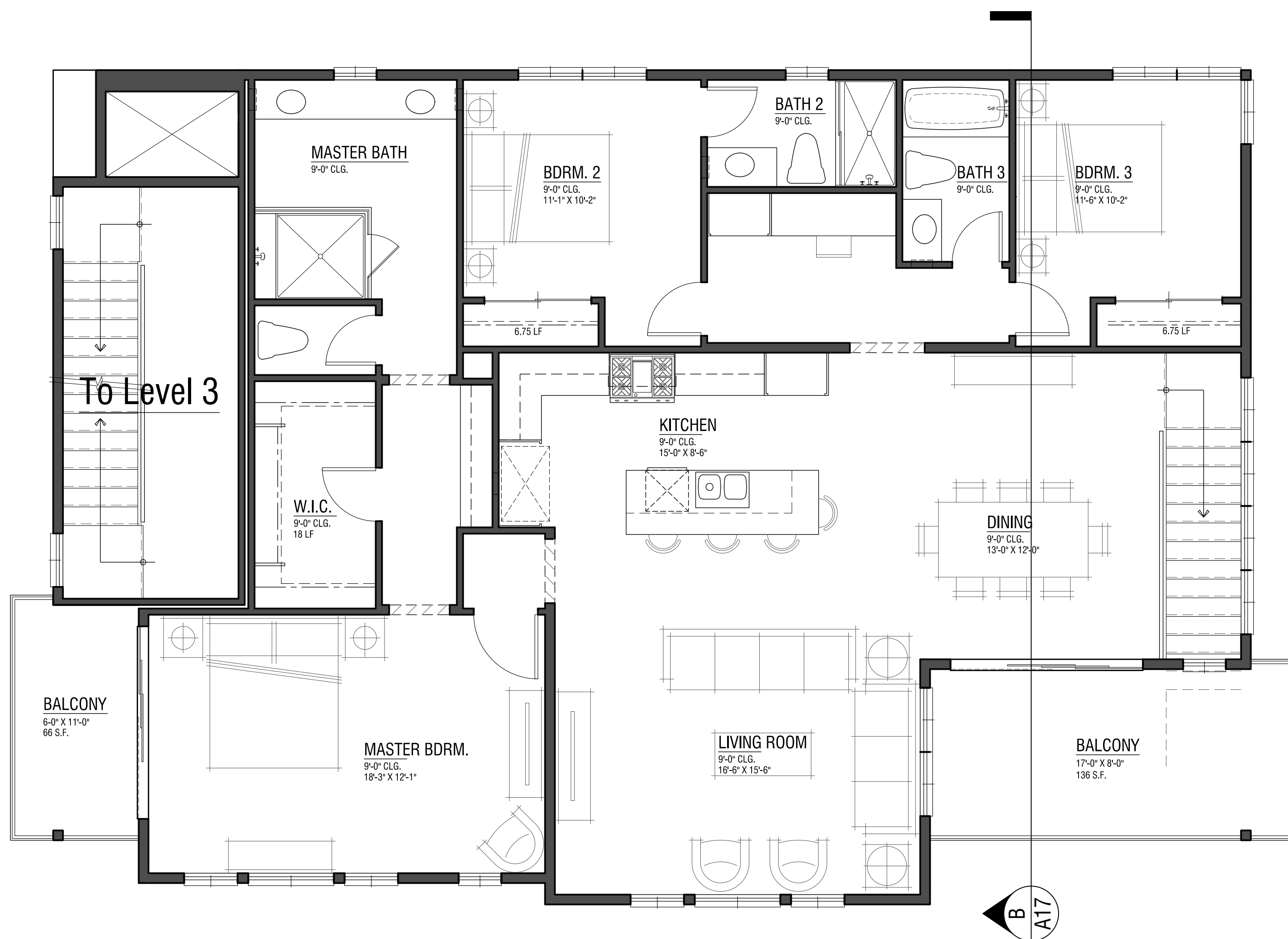


DOWNHILL DUETS
Section A

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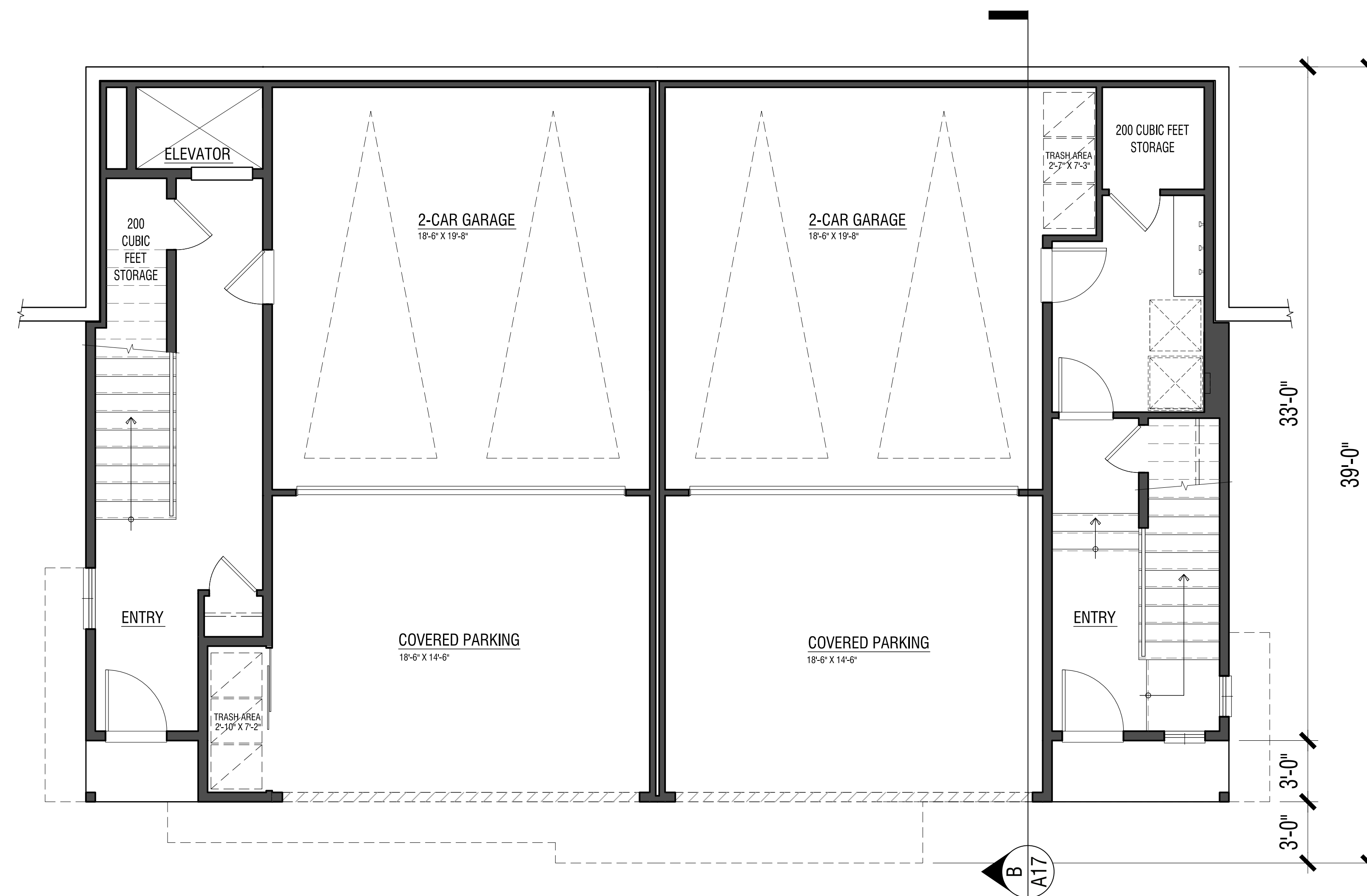


Rear yard access
@ Units 14, 16, 17, & 19



Plan 2
1924 Gross SF Total*

Second Level



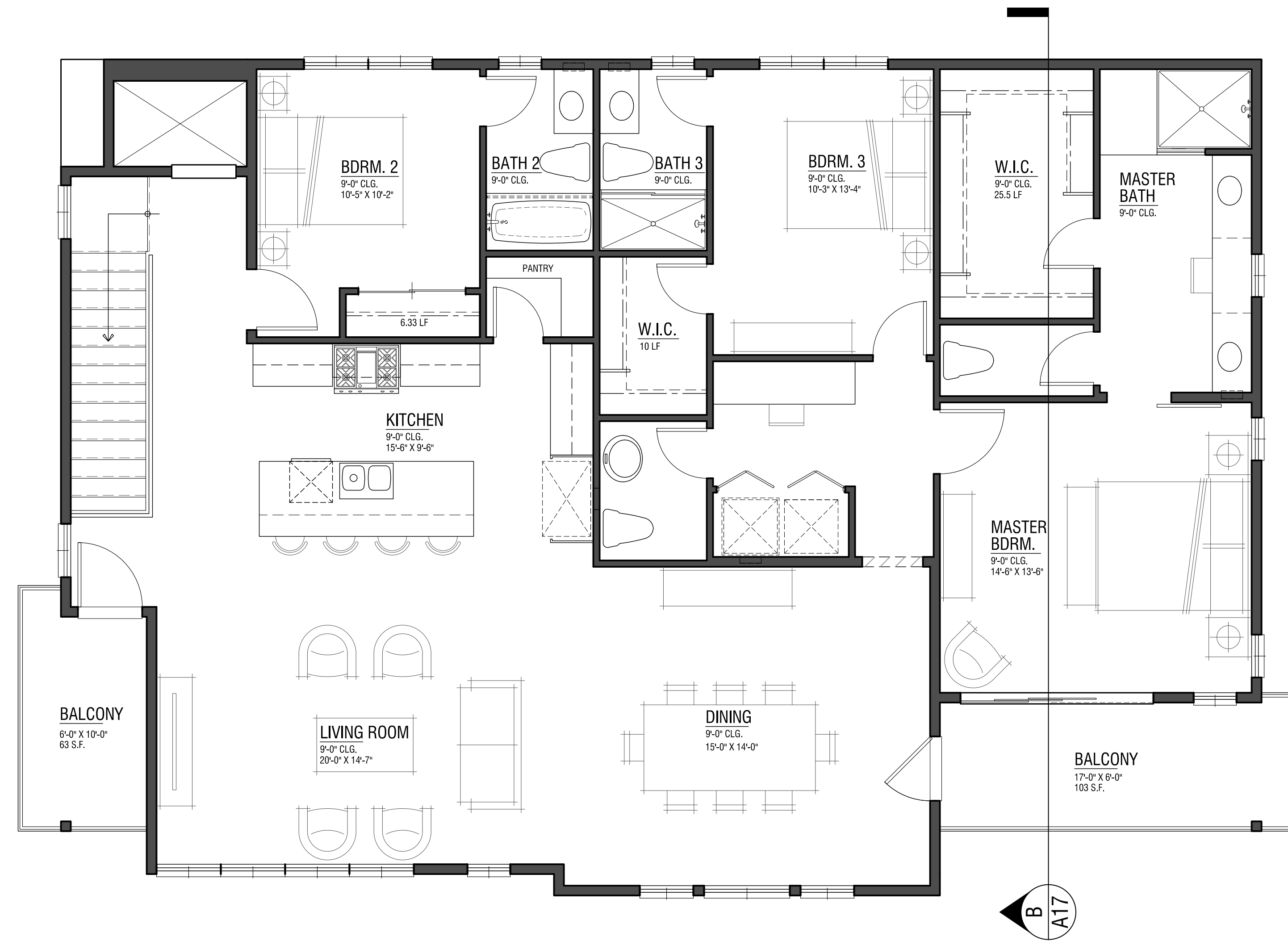
Plan 4 Entry

Plan 2 Entry

First Level

STACKED FLATS

*Note:
Square footage calculation is the gross measurement of all enclosed floor area from outside wall to outside wall, with the exception of garages, areas where there is no floor, and outdoor decks and patios (covered or uncovered).

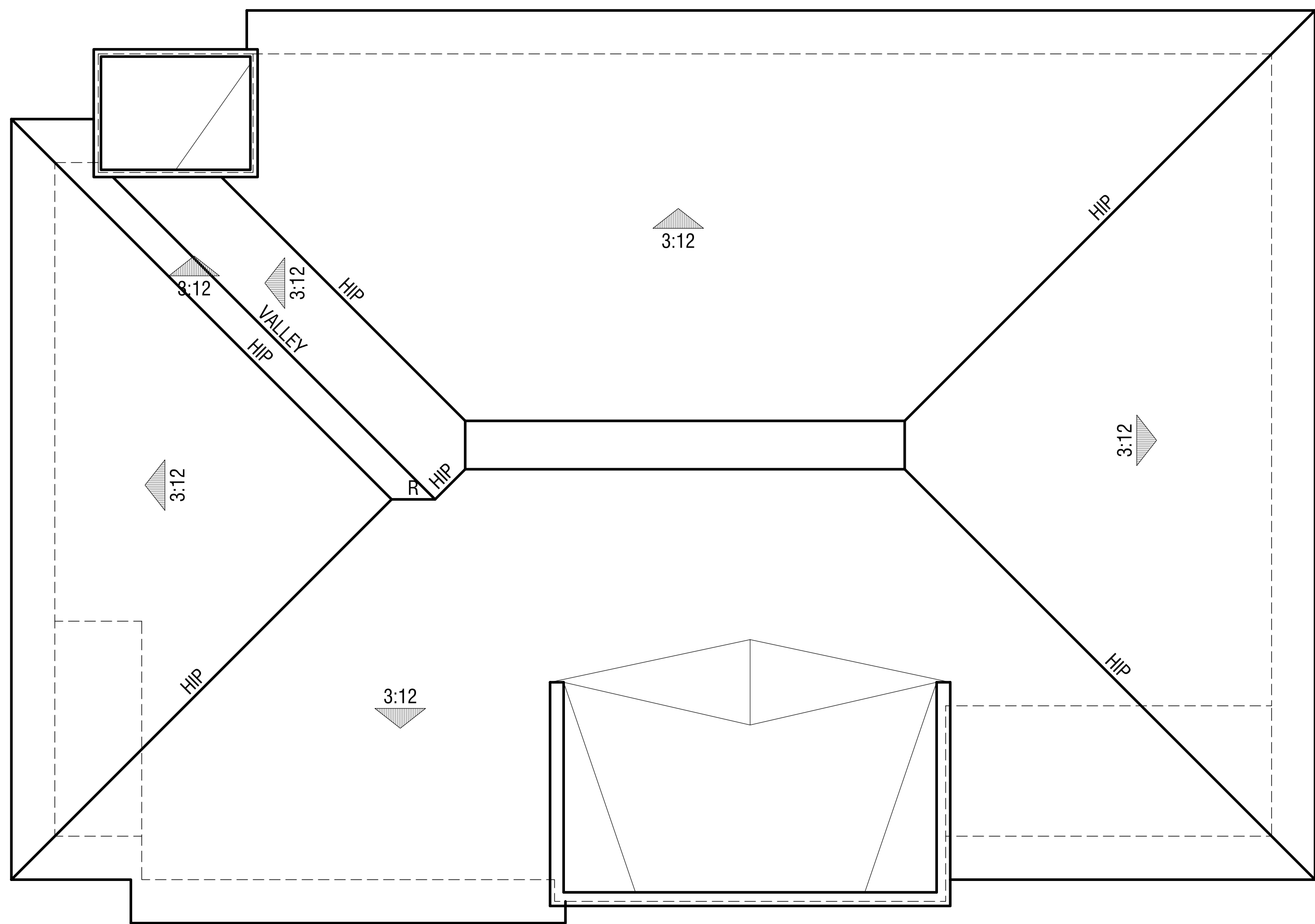


Plan 4
2374 Gross SF Total*

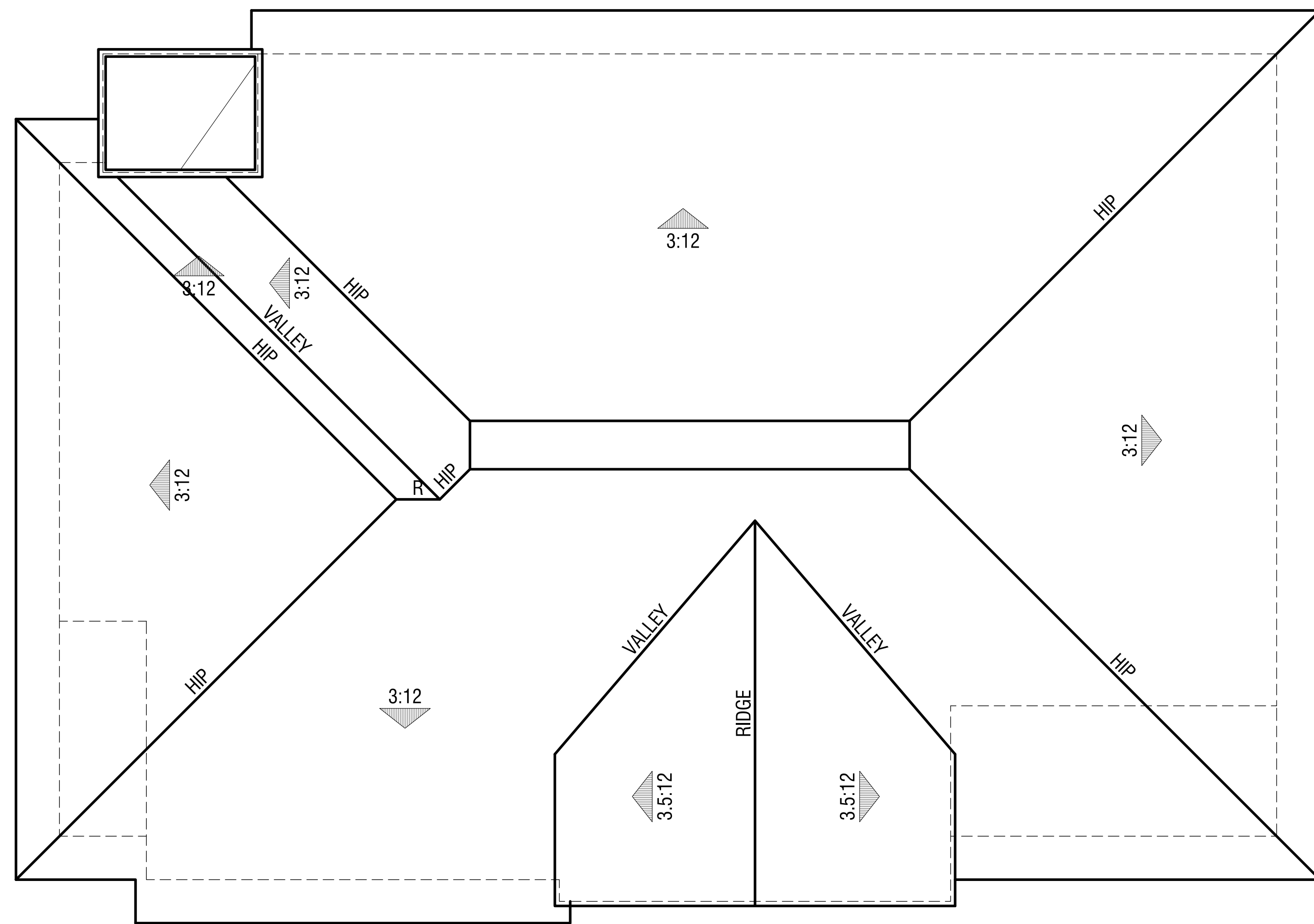
Third Level

STACKED FLATS

*Note:
Square footage calculation is the gross measurement of all enclosed floor area from outside wall to outside wall, with the exception of garages, areas where there is no floor, and outdoor decks and patios (covered or uncovered).



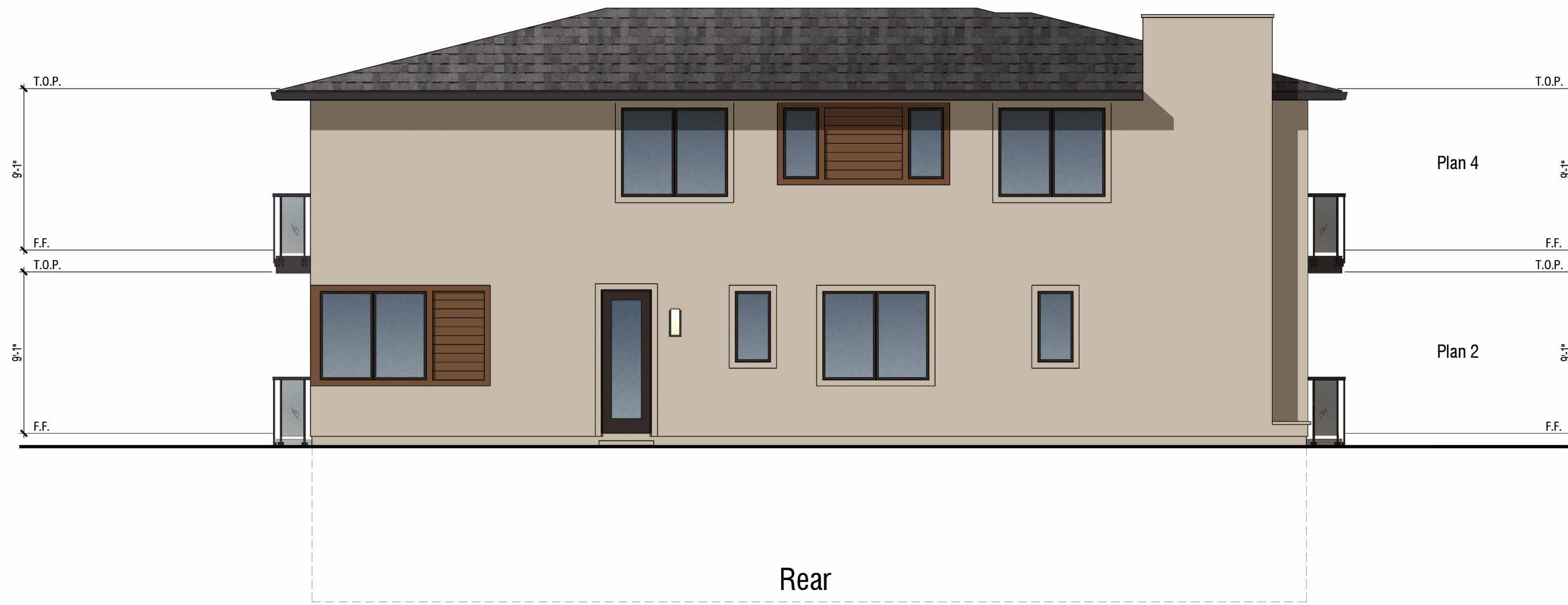
Elevation B



Elevation A

STACKED FLATS
Roof Plan

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Rear



Plan 4 Entry

Front

Plan 2 Entry

- EXTERIOR MATERIALS:**
- 1 COMPOSITION SHINGLE ROOFING
 - 2 INSULATED VINYL WINDOWS
 - 3 FASCIA
 - 4 STUCCO
 - 5 STUCCO OVER FOAM TRIM
 - 6 FIBER CEMENT TRIM
 - 7 FIBER CEMENT HORIZONTAL SIDING
 - 8 GLASS PANEL RAILING
 - 9 FIBERGLASS FRONT DOOR
 - 10 SECTIONAL ROLL-UP GARAGE DOOR
 - 11 LIGHT FIXTURE, REFER TO SHEET A4.1

STACKED FLATS
Exterior Elevations - A



STACKED FLATS
Exterior Elevations - A

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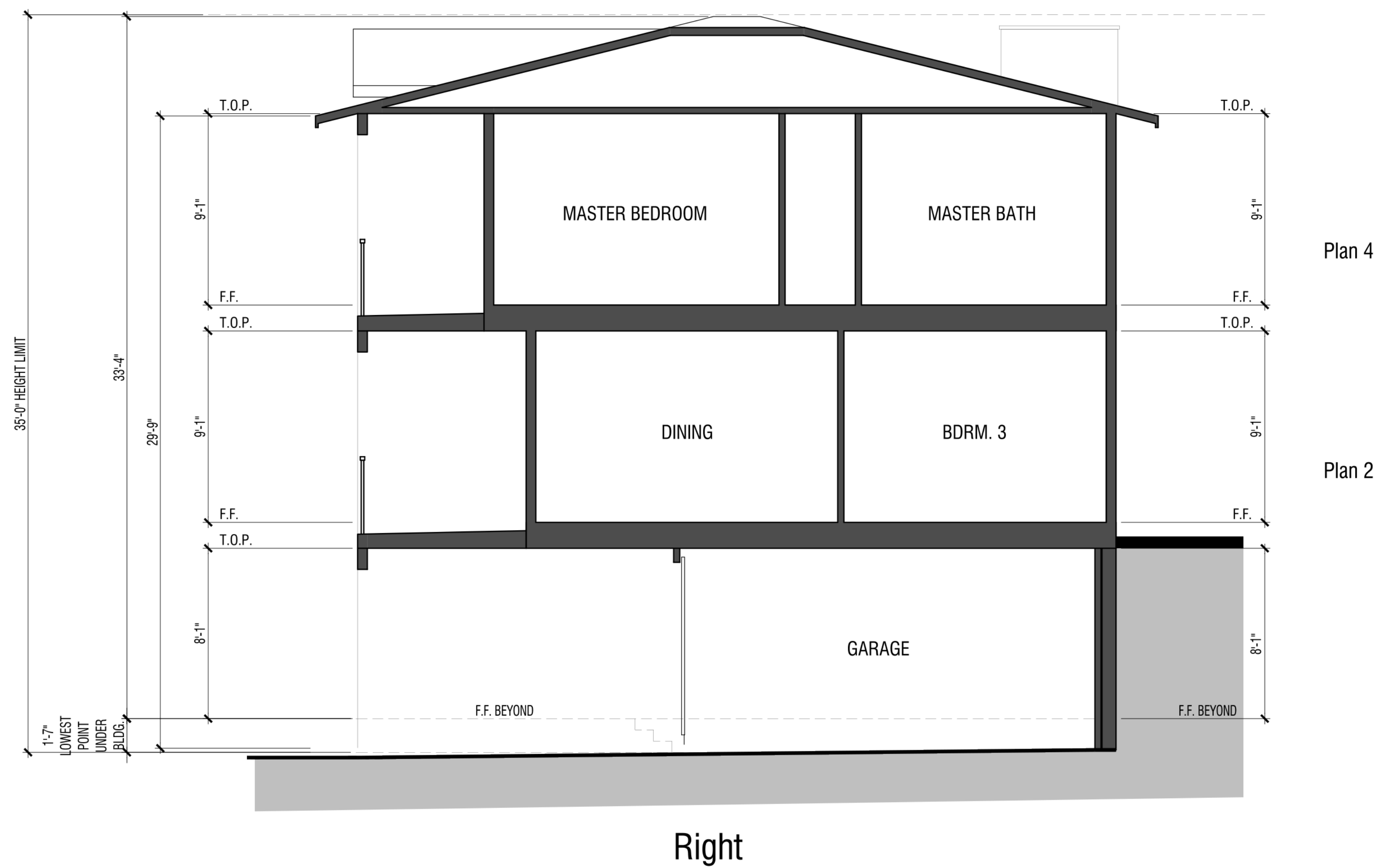
- EXTERIOR MATERIALS:**
- 1 COMPOSITION SHINGLE ROOFING
 - 2 INSULATED VINYL WINDOWS
 - 3 FASCIA
 - 4 STUCCO
 - 5 STUCCO OVER FOAM TRIM
 - 6 FIBER CEMENT TRIM
 - 7 FIBER CEMENT PANEL
 - 8 GLASS PANEL RAILING
 - 9 FIBERGLASS FRONT DOOR
 - 10 SECTIONAL ROLL-UP GARAGE DOOR
 - 11 LIGHT FIXTURE, REFER TO SHEET A4.1

STACKED FLATS
Exterior Elevations - B



STACKED FLATS
Exterior Elevations - B

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STACKED FLATS
Section B

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DAHLIA COLLECTION
Dahlia 19" LED Wall Light Architectural Bronze
 49557AZLED (Architectural Bronze)

Project Name: _____
 Location: _____
 Type: _____
 Qty: _____
 Comments: _____



Certifications/Qualifications
 Location Rating: Wet
 Title 24 Compliant: Yes
www.kichler.com/warranty

Dimensions
 Base Backplate: 7.75 X 4.00
 Extension: 4.00"
 Weight: 9.45 LBS
 Height from center of Wall opening (Spec Sheet): 10.00"
 Height: 18.75"
 Width: 8.00"

Electrical
 Input Voltage: Single(120)V

Mounting/Installation
 Interior/Exterior: Exterior
 Mounting Style: Wall Mount

Photometrics
 Color Rendering Index: 90
 Color Temperature Range: 3000
 Delivered Efficacy (Lumens/Watt): 16
 Delivered Lumens: 650
 Kelvin Temperature: 3000K

Primary Lamping
 Dimmable: Yes
 Dimmable Notes: This LED is compatible with most standard incandescent dimmers, LED dimmers, and electronic low voltage dimmers. For more information, go to Kichler.com/dimming

Expected Life Span: 40000
 Lamp Included: Integrated
 Light Source: LED
 Max or Nominal Watt: 40W
 # of Bulbs/LED Modules: 2

Product/Ordering Information
 SKU: 49557AZLED
 Finish: Bronze
 Style: Contemporary
 UPC: 783927474467

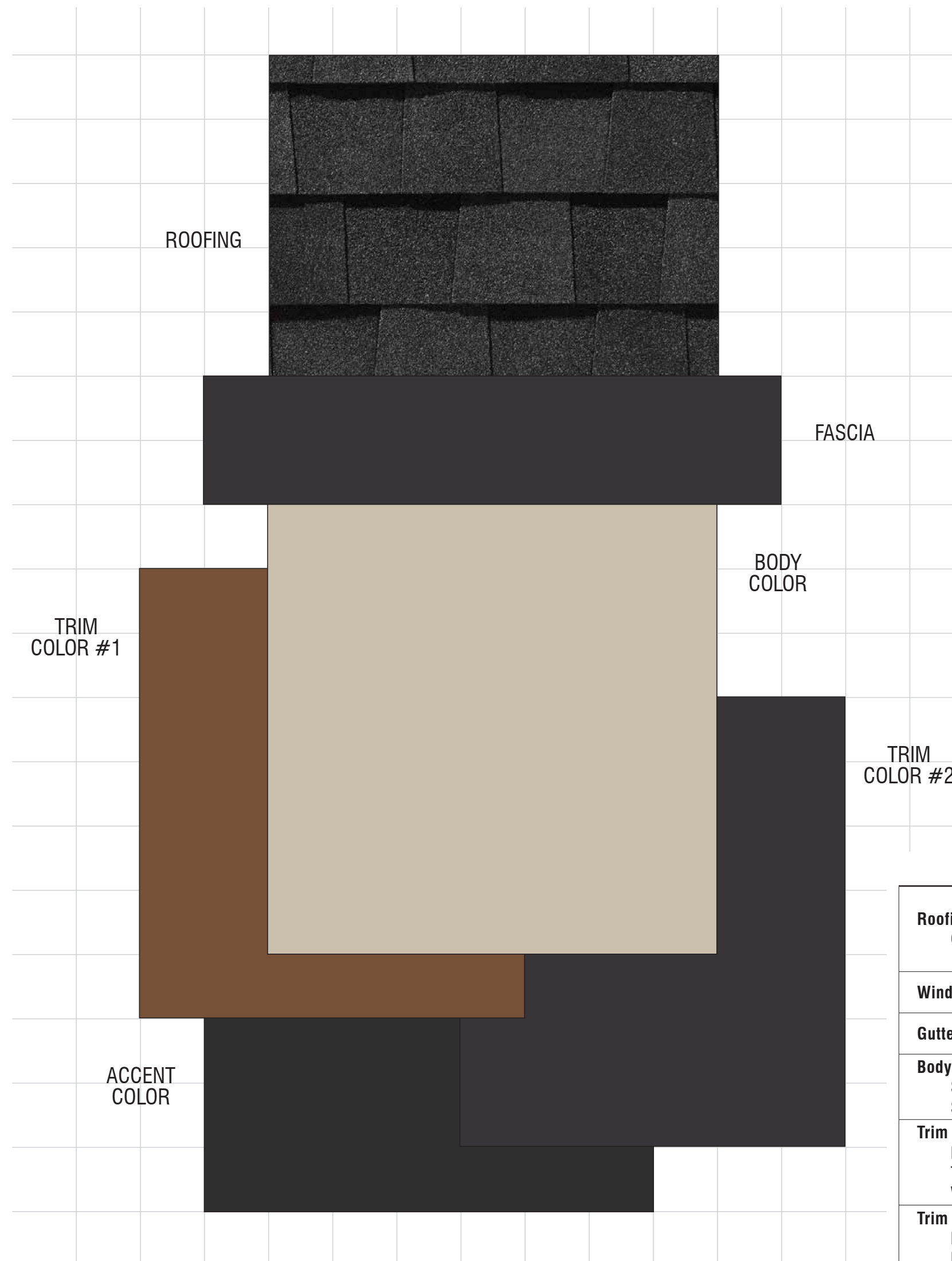
Specifications
 Diffuser Description: White Glass
 Material: ALUMINUM

- Additional Finishes**
- Architectural Bronze
 - Black

LIGHTING SPECIFICATIONS

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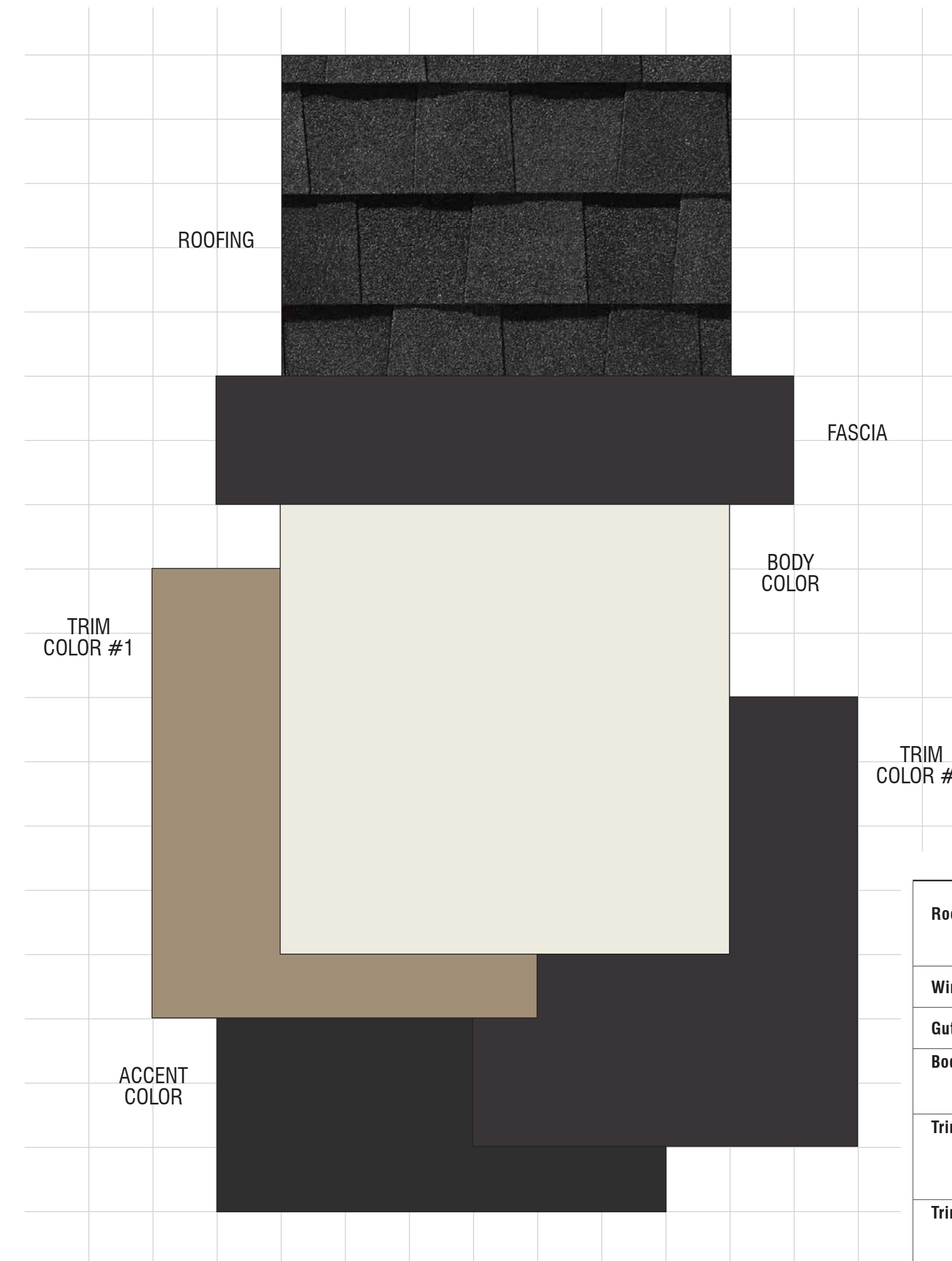
A18



Color Scheme #1 'A' Elevations

Material	Color	Manufacturer
Roofing: Composition Shingle	Moire Black Landmark Solaris Series Ref: .19 Emi: .91 A.SRI: 18 CRRC: 0668-0129	Certainteed
Windows & Door Systems (factory finish)	Espresso (or similar)	TBD
Gutters & Downspouts (factory finish)	Match Adjacent Color	Sherwin Williams
Body Color (applied to): Stucco Stucco Trim @ Stacked Flats Only	SW 7547 Sandbar	Sherwin Williams
Trim Color #1 (applied to): Horizontal Siding Trim @ Horizontal Siding Window Trim	SW 9100 Umber Rust	Sherwin Williams
Trim Color #2 (applied to): Barge Boards Eaves Metal Components @ Glass Railing Fascia	SW 9175 Deep Forest Brown	Sherwin Williams
Accent Color (applied to): Unit Doors Garage Doors Secondary Doors	SW 6258 Tircorn Black	Sherwin Williams
Garage Door Weatherstrip (factory finish)	Match Garage Door Color	TBD

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase. Contact Corie Rath (925) 453-1700. © 2020 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA.

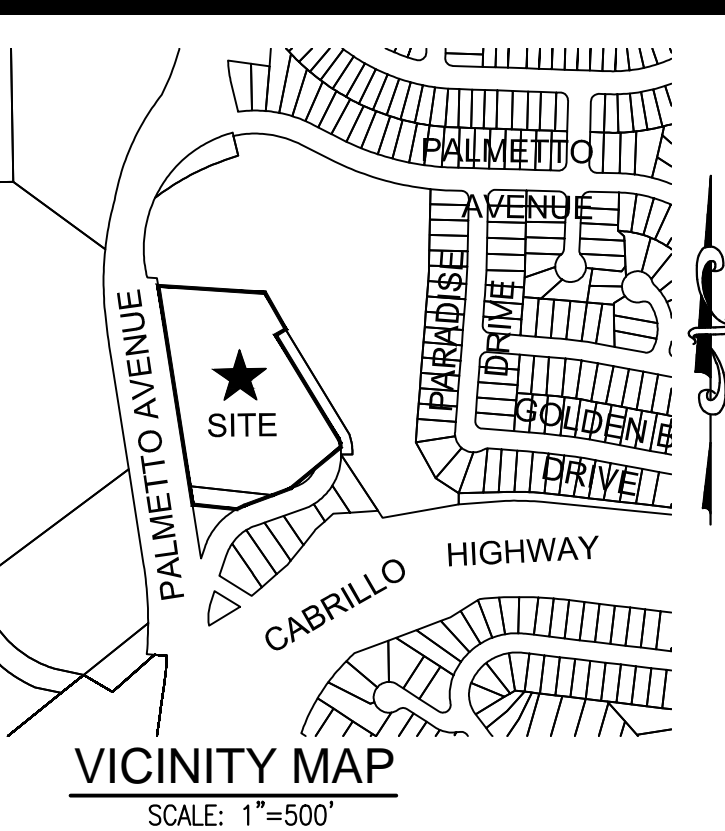


Color Scheme #2 'B' Elevations

Material	Color	Manufacturer
Roofing: Composition Shingle	Moire Black Landmark Solaris Series Ref: .19 Emi: .91 A.SRI: 18 CRRC: 0668-0129	Certainteed
Windows & Door Systems (factory finish)	Espresso (or similar)	TBD
Gutters & Downspouts (factory finish)	Match Adjacent Color	Sherwin Williams
Body Color (applied to): Stucco Stucco Trim @ Stacked Flats Only	SW 7008 Alabaster	Sherwin Williams
Trim Color #1 (applied to): Panels Trim @ Panels Window Trim	SW 7535 Sandy Ridge	Sherwin Williams
Trim Color #2 (applied to): Barge Boards Eaves Metal Components @ Glass Railing Garage Doors	SW 9175 Deep Forest Brown	Sherwin Williams
Accent Color (applied to): Unit Doors Secondary Doors	SW 6258 Tircorn Black	Sherwin Williams
Garage Door Weatherstrip (factory finish)	Match Garage Door Color	TBD

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase. Contact Corie Rath (925) 453-1700. © 2020 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA.

EXTERIOR COLOR AND MATERIALS



PARCEL SUMMARY

PARCEL	AREA	DISCRPTION
A	1.62 AC	BUILDINGS, PRIVATE STREETS A, B & C AND COMMON AREAS
B	0.19 AC	C3 BASIN
C	2.53 AC	OPEN SPACE/PARK - REMAINDER NOT A PART (DEDICATED TO THE CITY)
TOTAL	4.34 AC	

LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	PROPERTY LINE
---	---	CURB AND GUTTER (TYPE AS NOTED)
---	---	CONCRETE SIDEWALK
---	---	CENTERLINE
---	---	UTILITY LINE (TYPE & SIZE AS NOTED)
○	●	MANHOLE
---	---	STORM DRAIN PIPE
---	---	STORM DRAIN INLET
---	---	WATER MAIN
---	---	FIRE HYDRANT
---	---	BLOW OFF
---	---	ELECTROLER
---	---	CONTOURS
---	---	SPOT ELEVATIONS

GENERAL NOTES

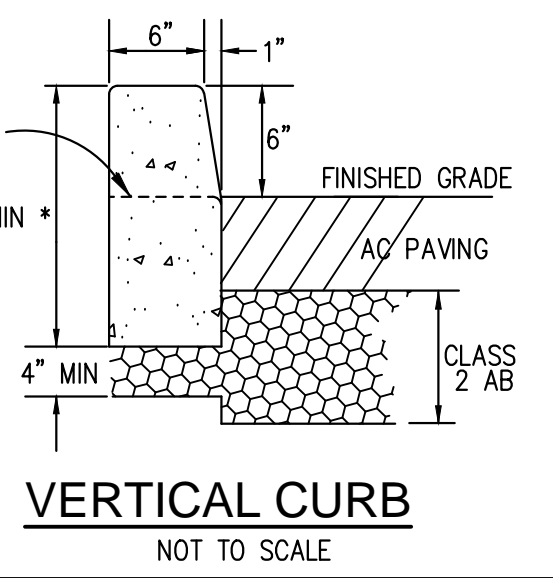
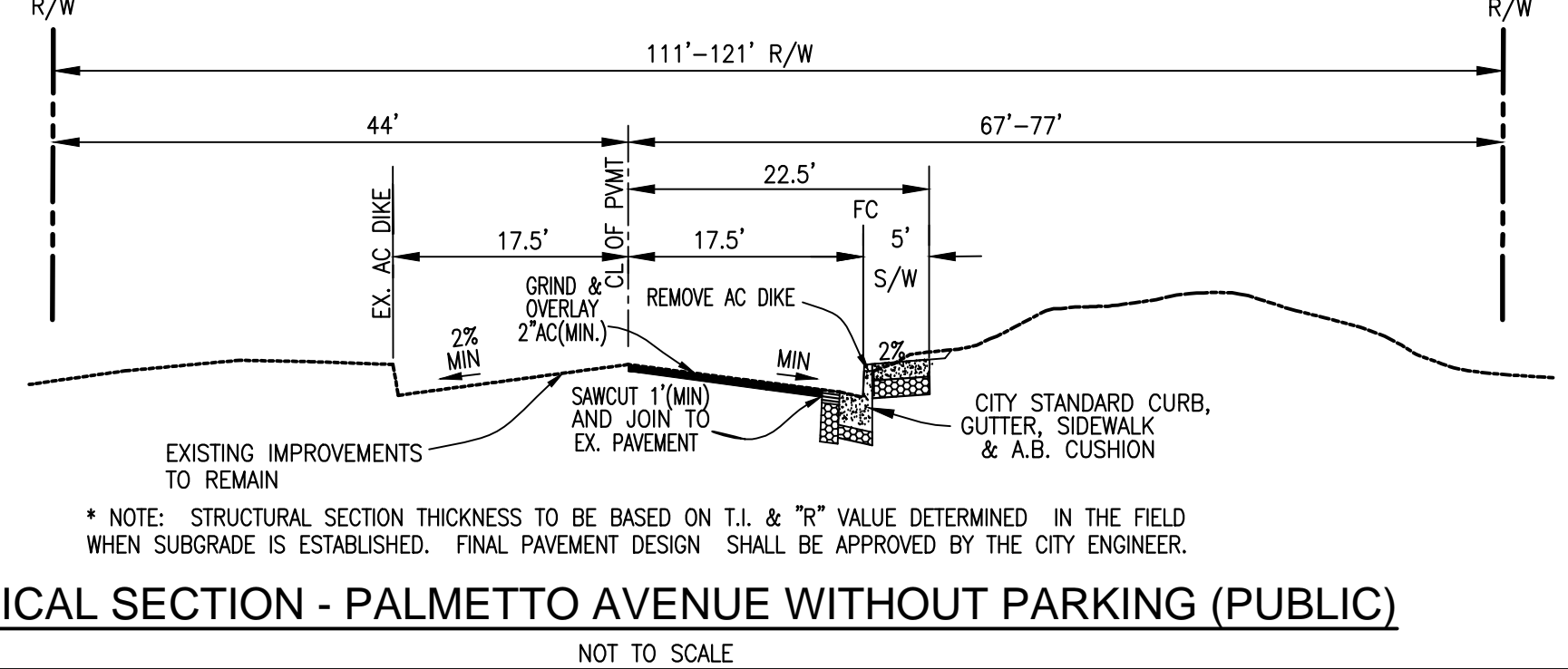
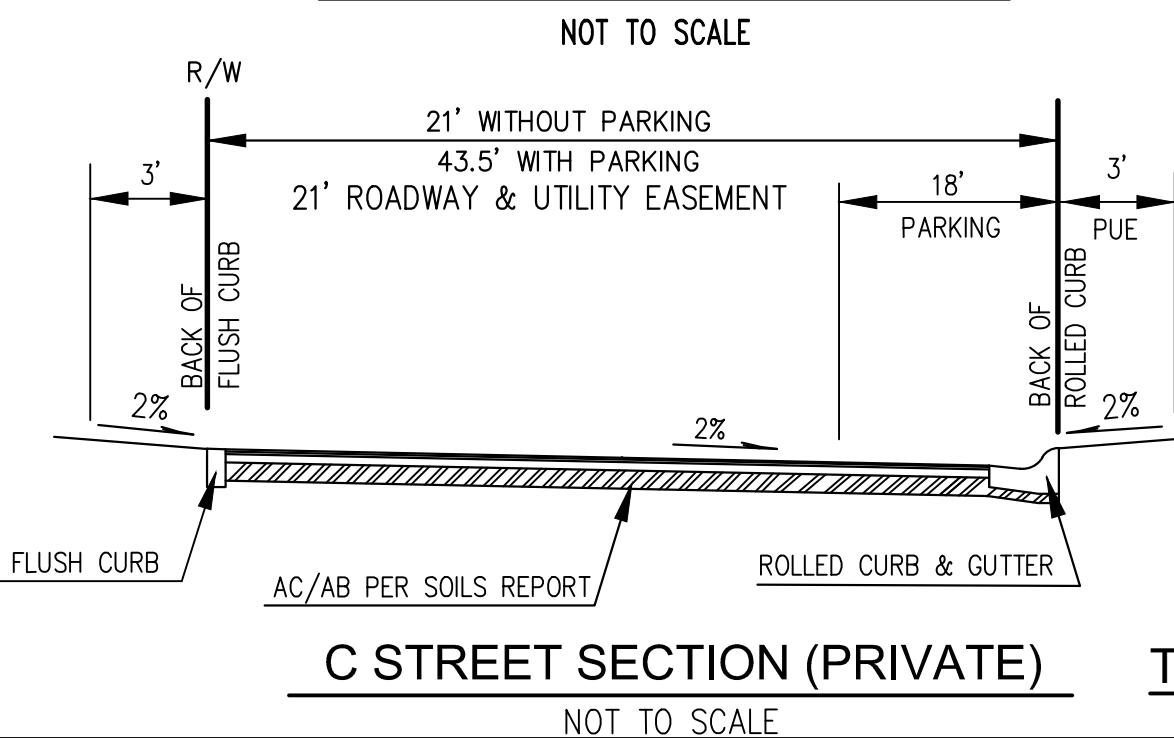
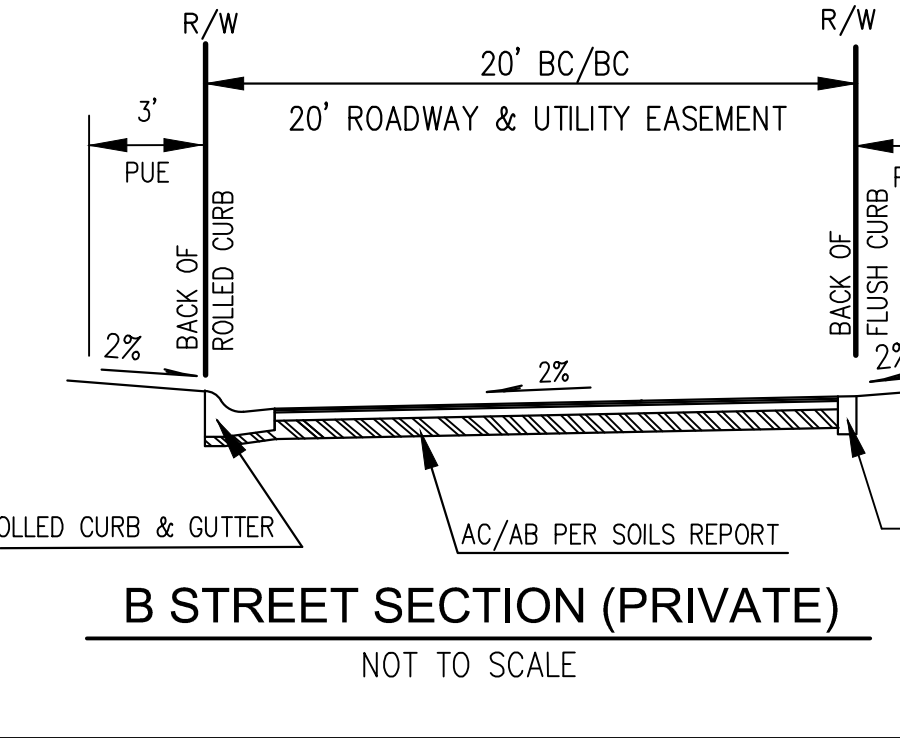
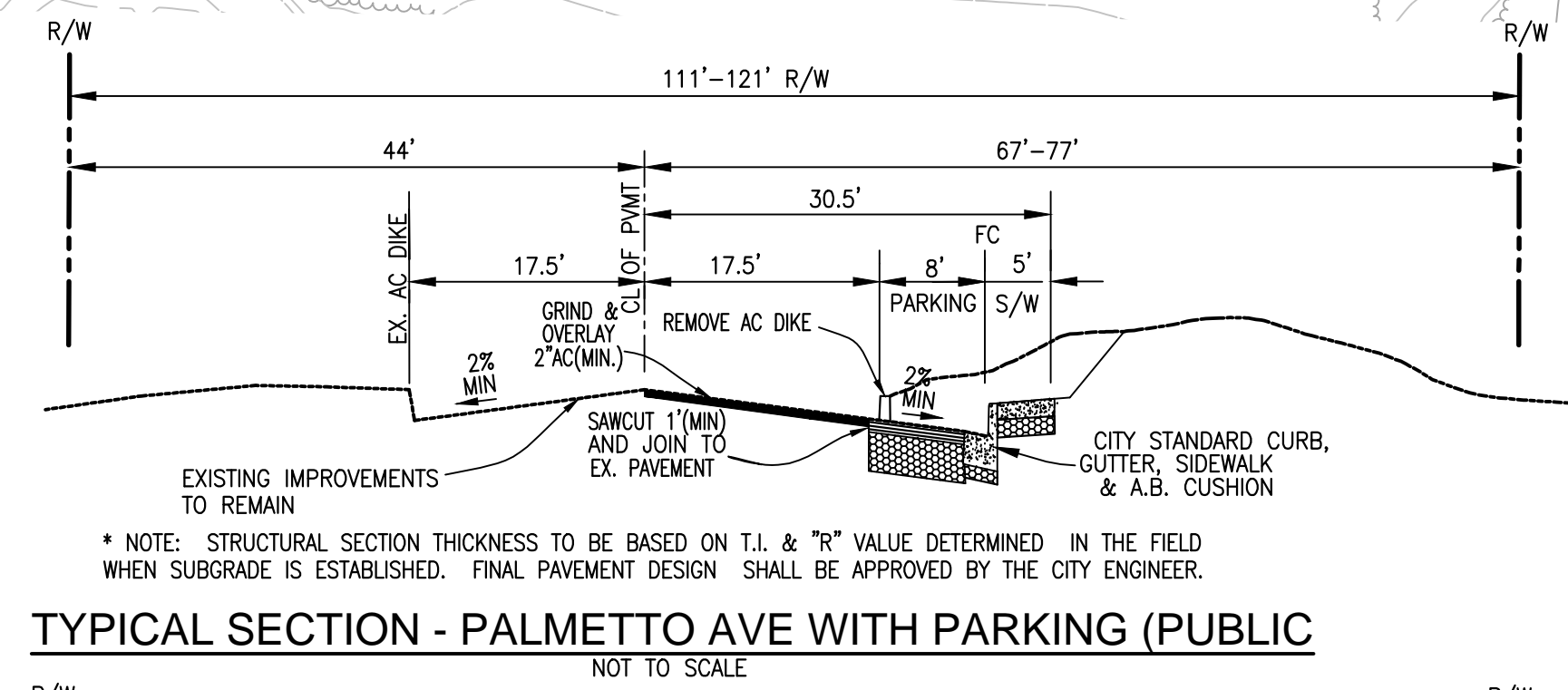
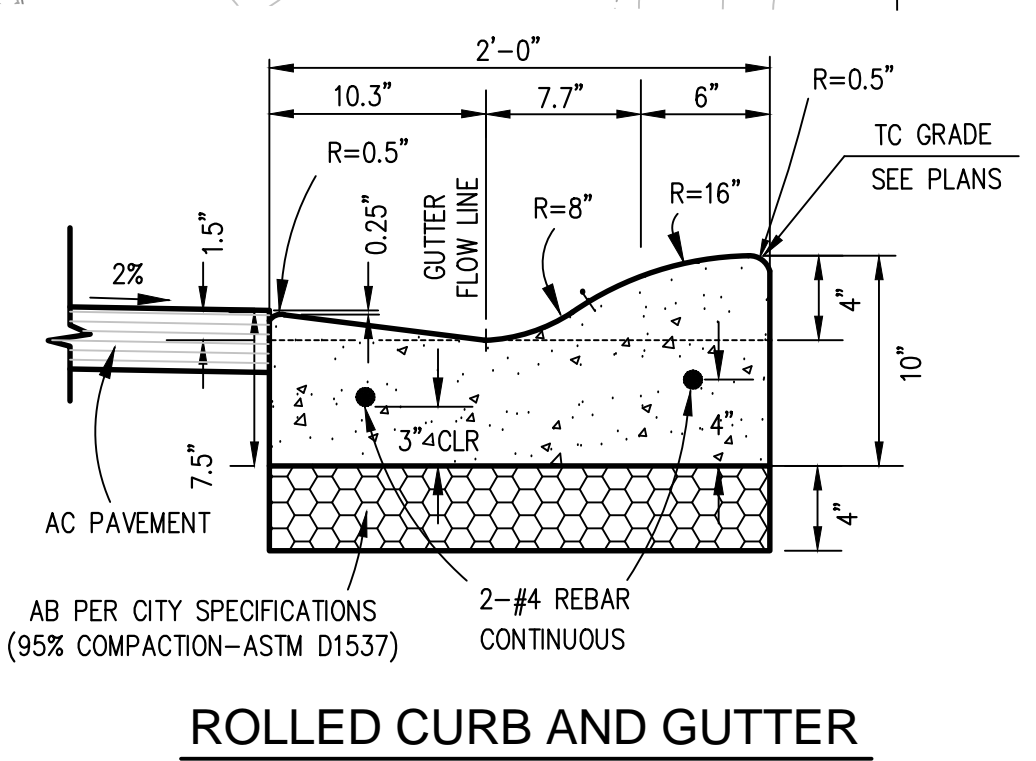
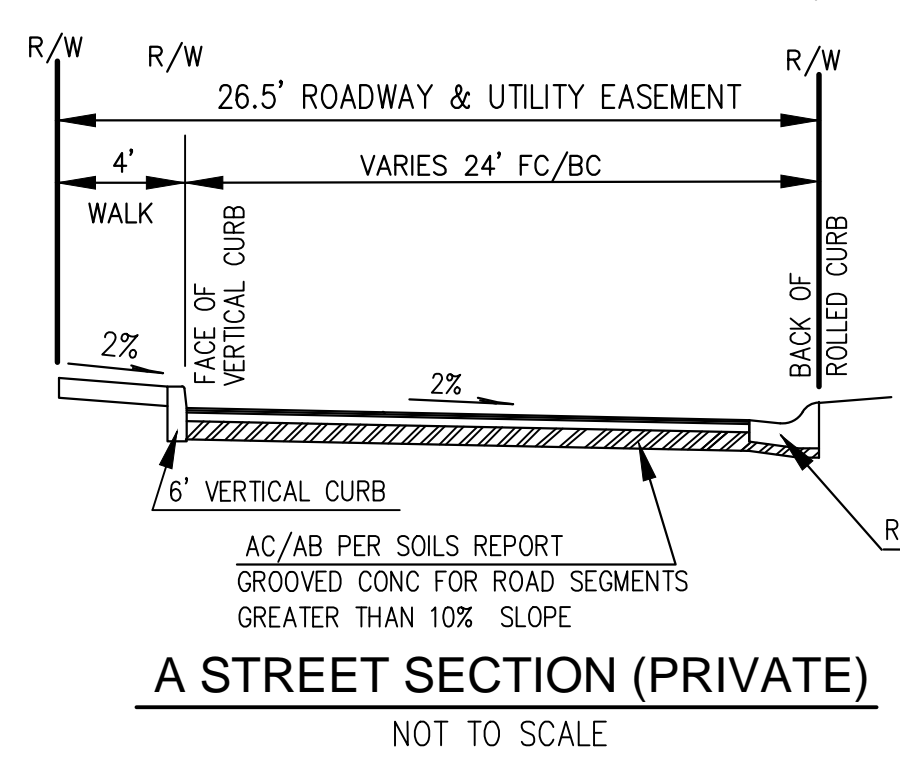
- OWNER: ANDREW UCCELLI, JANICE UCCELLI, WILLIAM UCCELLI, JUDITH UCCELLI, JOHN FERRARI, JAYNE FERRARI, CATHLEEN LAGOMARSINO, AND CAREN FERRARI-SEVERI, AS TRUSTEES AND INTEREST HOLDERS IN THE ANDREW ANTHONY UCCELLI REVOCABLE SEPARATE PROPERTY TRUST AND THE UCCELLI FAMILY 2014 TRUST.
- DEVELOPER: WARMINGTON RESIDENTIAL CALIFORNIA, 4160 DUBLIN BLVD., SUITE 101, DUBLIN, CA 94568, CONTACT: MIKE BANDUCCI
- CIVIL ENGINEER: MERIDIAN ASSOCIATES, INC., 1300A WILLOW PASS COURT, CONCORD, CA 94520, CONTACT: JOHN RZONCA (C 38710), YUNJIE SU (C 91274), PAUL CANUMAY (LS 3272)
- SOILS ENGINEER: GEOFORENSICS, INC., 303 VINTAGE PARK DRIVE, SUITE 202, FOSTER CITY, CA 94404, CONTACT: DANIEL F DYCKMAN
- ASSESSOR'S PARCEL NUMBERS: 009-402-260 & 009-402-250
- EXISTING LAND USE: VACANT
- PROPOSED LAND USE: MULTI-FAMILY RESIDENTIAL
- SITE AREA: DEVELOPMENT AREA = 1.81 AC (PARCELS A & B), REMAINDER PARCEL (NOT A PART) = 2.53 ACRES± (PARCEL C)
- NUMBER OF LOTS: 3 PARCELS
- GENERAL PLAN: 10 TO 15 DWELLINGS PER ACRE
- EXISTING ZONING: R-3-G
- DENSITY (ALLOWED): 10-15 DU/AC, DENSITY PROPOSED: 20 UNITS/1.81 AC (PARCEL A & B) = 11.05 DU/AC (NET)
- UTILITY PROVIDERS: WATER: NORTH COAST COUNTY WATER DISTRICT, GAS & ELECTRIC: PACIFIC GAS & ELECTRIC, SEWER: CITY OF PACIFICA, TELEPHONE: ATT, CABLE: COMCAST CABLE
- ALL PROPOSED UTILITIES SHALL BE PLACED UNDERGROUND EXCEPT AS NOTED ON THE PLAN. INTERNAL UTILITIES SHALL BE PLACED UNDERGROUND. EXISTING OVERHEAD LINE SERVING ADJACENT PROPERTY SHALL BE REALIGNED AND RETAINED INCLUDING THROUGH PARCEL D (IN WETLAND ARE)
- ALL STORM DRAINS, SANITARY SEWERS AND WATER MAINS SHALL ADHERE TO THE MINIMUM SIZES, SLOPES, AND SPECIFICATIONS OF THE GOVERNING AGENCY'S STANDARDS.
- TOPOGRAPHY: EXISTING TOPOGRAPHY PROVIDED PER AERIAL SURVEY BY ROBERT J. LUNG & ASSOCIATES, DATED 8/6/18. CONTOUR INTERVAL IS 1 FOOT.
- BOUNDARY: BOUNDARY AS SHOWN IS BASED ON RECORD INFORMATION ONLY. FINAL BOUNDARY SHALL BE BASED ON A FIELD SURVEY.
- STREETS: ALL PROPOSED NEW STREETS ARE PRIVATE AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION (HOA).
- FLOOD ZONE: THE SITE IS DESIGNATED AS ZONE X (OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FEMA FIRM MAP PANEL 442 OF 725 (0600100442G) DATED AUGUST 3, 2009.
- GRADING: GRADES SHOWN HEREON ARE PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN.
- DIMENSIONS: HOUSE FOOTPRINTS, LOT DIMENSIONS AND AREA(S) SHOWN HEREON ARE APPROXIMATE AND SUBJECT TO CHANGE DURING FINAL DESIGN.
- COMPLIANCE WITH THE CLEAN WATER PROGRAM C.3 REQUIREMENTS ARE SHOWN ON SHEET C-5

SHEET INDEX

SHEET	DESCRIPTION
C-1	NOTES & DETAILS
C-2	EXISTING CONDITIONS AND LEGAL DESCRIPTION
C-3	PRELIMINARY DEVELOPMENT & DIMENSIONAL SITE PLAN
C-4	PRELIMINARY GRADING, DRAINAGE & UTILITY PLAN
C-5	PRELIMINARY GRADING X-SECTIONS
C-6	PRELIMINARY STORM WATER CONTROL PLAN

ABBREVIATIONS:

AB	AGGREGATE BASE	JT	JOINT TRENCH
AC	ASPHALT CONCRETE	LP	LOW POINT
CL	CENTER LINE	MH	MANHOLE
CB	CATCH BASIN	PL	PROPERTY LINE
CO	CLEAN OUT	PUE	PUBLIC UTILITY EASEMENT
EL	ELEVATION	R	RADIUS
EP	EDGE OF PAVEMENT	RIM	RIM ELEVATION
EX	EXISTING	R/W	RIGHT OF WAY
FC	FACE OF CURB	SD	STORM DRAIN
FF	FINISHED FLOOR	SDMH	STORM DRAIN MANHOLE
FG	FINISHED GRADE	SS	SANITARY SEWER
FH	FIRE HYDRANT	SSCO	SANITARY SEWER CLEANOUT
FL	FLOW LINE	SSMH	SANITARY SEWER MANHOLE
GB	GRADE BACK	TC	TOP OF CURB
GR	GRATE ELEVATION	TFC	TOP OF FLUSH CURB
HP	HIGH POINT	TYP	TYPICAL
LFF	LOWER FINISH FLOOR	UFF	UPPER FINISH FLOOR



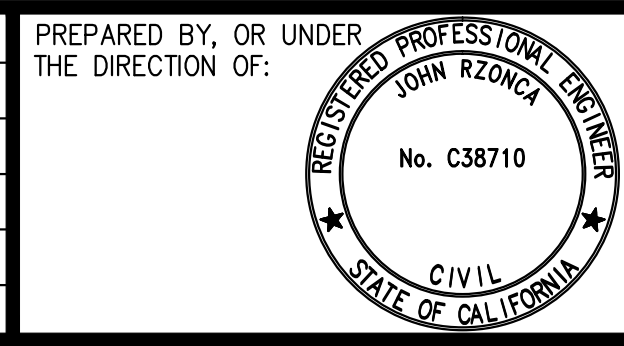
VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES

PALMETTO
4000 PALMETTO AVENUE
CITY OF PACIFICA • SAN MATEO COUNTY • CALIFORNIA
SEE FULL LEGAL DESCRIPTION ON SHEET C-2

NOTES AND DETAILS

SCALE: AS SHOWN AUGUST, 2020

DATE: AUGUST, 2020	PREPARED BY, OR UNDER THE DIRECTION OF:		
SCALE: 1" = 50'			
DRAWN: TJB/YS/JZ			
DESIGNED: HK			
ENGINEER: JR			
MANAGER: HK			
NO.	BY	DATE	REVISIONS



MERIDIAN ASSOCIATES, INC.
CIVIL ENGINEERING • PLANNING • SURVEYING
1300A WILLOW PASS COURT, CONCORD, CA 94520, PHONE: 925-691-7300, FAX: 925-691-7110

Warmington RESIDENTIAL
4160 DUBLIN BLVD., SUITE 101, DUBLIN, CA 94568, PHONE: 925-866-6700

4000 PALMETTO AVENUE
NOTES & DETAILS
PACIFICA SAN MATEO COUNTY CALIFORNIA

VESTING TENTATIVE MAP
SHEET NO. **C-1**
OF 6 SHEETS
JOB NO. 18-15-00

M:\Jobs\18-15-00\TM C-1 TITLE.dwg

LEGAL DESCRIPTION:

REAL PROPERTY IN THE CITY OF PACIFICA, COUNTY OF SAN MATEO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1:

BEGINNING AT THE INTERSECTION OF THE NORTHWESTERLY LINE OF BLOCK 47, AS SAID BLOCK IS SHOWN ON THAT CERTAIN MAP ENTITLED "MAP NO. 2, EDGEMAR, SAN MATEO COUNTY, CALIFORNIA," FILED IN THE OFFICE OF THE RECORDER OF SAN MATEO COUNTY ON JUNE 22, 1914, IN BOOK 9 OF MAPS AT PAGES 17 THROUGH 22 (9 M 17), WITH THE WESTERLY LINE OF SAN PEDRO BOULEVARD AS SHOWN ON SAID MAP; RUNNING THENCE FROM SAID POINT OF BEGINNING LEAVING THE BOUNDARY LINE OF SAID MAP NO. 2 OF EDGEMAR, AND FOLLOWING ALONG THE WESTERLY LINE OF SAID SAN PEDRO (ALSO KNOWN AS EDGEMAR ROAD) ON THE ARC OF A CURVE TO THE LEFT, FROM A TANGENT BEARING NORTH 14° 52' 48" EAST, WITH A RADIUS OF 70 FEET; SUBTENDING A CENTRAL ANGLE OF 45° 58' 48", AN ARC DISTANCE OF 56.18 FEET TO A POINT WHICH BEARS SOUTH 58° 54' WEST, 30.00 FEET FROM ENGINEER'S STATION 133+53.93 BC, ON THE CENTER LINE OF SAID EDGEMAR ROAD; THENCE CONTINUING ALONG THE WESTERLY LINE OF SAID EDGEMAR ROAD, NORTH 31° 06' WEST, 300.44 FEET TO THE INTERSECTION THEREOF, WITH THE SOUTH-EASTERLY LINE OF THE LANDS DESCRIBED FROM DOANE REALTY COMPANY, A CORPORATION, TO ANGELO ARMANINO AND WIFE, DATED OCTOBER 5, 1944 AND RECORDED OCTOBER 13, 1944 IN BOOK 1144 OF OFFICIAL RECORDS, SAN MATEO COUNTY AT PAGE 215 (28538-F); THENCE ALONG SAID LAST MENTIONED LINE, NORTH 51° 31' 50" EAST (CALLED NORTH 51° 41' 30" EAST IN SAID DEED TO ARMANINO) 60.50 FEET TO A POINT IN THE EASTERLY LINE OF THE AFORESAID EDGEMAR ROAD; THENCE ALONG SAID EASTERLY LINE, NORTH 31° 06' WEST, 64.42 FEET TO A POINT WHICH BEARS NORTH 58° 54' EAST, 30.00 FEET FROM ENGINEER'S CENTER-LINE STATION 129+81.31 EC; THENCE CONTINUING ALONG SAID EASTERLY LINE, ON A CURVE TO THE LEFT, TANGENT TO THE LAST PRECEDING COURSE, WITH A RADIUS OF 230 FEET, SUBTENDING A CENTRAL ANGLE OF 12° 59', AN ARC DISTANCE OF 52.12 FEET; THENCE LEAVING SAID LINE AND CROSSING SAID EDGEMAR ROAD, NORTH 87° 0' 40" WEST, 248.91 FEET TO A POINT IN THE EASTERLY LINE OF THE COAST HIGHWAY AS DESCRIBED IN DEED FROM DOANE REALTY COMPANY TO THE STATE OF CALIFORNIA, DATED JANUARY 24, 1934 AND RECORDED MARCH 6, 1934 IN BOOK 617 OF OFFICIAL RECORDS OF SAN MATEO COUNTY AT PAGE 391; THENCE ALONG SAID LINE SOUTHERLY ON THE ARC OF A CURVE TO THE LEFT, FROM A TANGENT BEARING SOUTH 2° 59' 20" WEST, WITH A RADIUS OF 700 FEET, SUBTENDING A CENTRAL ANGLE OF 12° 13' 20", AN ARC DISTANCE OF 149.32 FEET; SOUTH 9° 14' EAST (CALLED SOUTH 9° 03' EAST IN SAID DEED) 375.28 FEET TO THE NORTHERLY LINE OF THE LANDS DESCRIBED IN PARCEL 7 OF THE DEED FROM GLOBE WIRELESS, LTD. TO STATE OF CALIFORNIA, DATED JANUARY 26, 1956 AND RECORDED JULY 23, 1956 IN BOOK 3064 OF OFFICIAL RECORDS OF SAN MATEO COUNTY AT PAGE 446 (73014-N); THENCE LEAVING SAID EASTERLY LINE OF THE COAST HIGHWAY, SOUTH 84° 09' EAST, ALONG SAID NORTHERLY LINE 216.72 FEET TO A POINT IN THE NORTHERLY LINE OF THE AFORESAID EDGEMAR ROAD; THENCE ALONG SAID EDGEMAR ROAD LINE, NORTH 70° 54' EAST, 85.48 FEET TO A POINT IN THE AFORESAID NORTHWESTERLY LINE OF MAP NO. 2 OF EDGEMAR, NORTH 49° 31' EAST, 84.68 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF OLD EDGEMAR ROAD, 60.00 FEET WIDE, ALSO KNOWN AS SAN PEDRO BOULEVARD, WITH THE NORTHWESTERLY BOUNDARY LINE OF SAID MAP ENTITLED "MAP NO. 2 OF EDGEMAR, SAN MATEO COUNTY, CALIFORNIA," (9 M 17), SAID POINT OF BEGINNING BEING DISTANCE ALONG SAID NORTHWESTERLY LINE OF MAP NO. 2 OF EDGEMAR NORTH 49° 31' EAST (NORTH 49° 35' EAST MAP) 41.96 FEET FROM THE NORTHEASTERLY CORNER OF BLOCK 47 AS SHOWN ON SAID MAP NO. 2 OF EDGEMAR; THENCE FROM SAID POINT OF BEGINNING ALONG THE CENTERLINE OF SAID EDGEMAR ROAD NORTHERLY, FROM A TANGENT BEARING NORTH 5° 19' 04" WEST, ON THE ARC OF A CURVE TO THE LEFT, WITH A RADIUS OF 100.00 FEET SUBTENDING A CENTRAL ANGLE OF 25° 46' 56", AN ARC DISTANCE OF 45.00 FEET TO ENGINEER'S STATION 133+53.93 B.C. IN THE CENTERLINE OF SAID EDGEMAR ROAD; THENCE CONTINUING ALONG SAID CENTERLINE NORTH 31° 06' WEST 304.32 FEET TO A POINT IN THE NORTHWESTERLY LINE OF THE LANDS CONVEYED BY JOHN GARDNER TO WILLIAM S. CHAPMAN ET AL, BY DEED RECORDED AUGUST 11, 1871 IN BOOK 12 OF DEEDS, PAGE 618, RECORDS OF SAN MATEO COUNTY; THENCE ALONG LAST SAID LINE SOUTH 51° 31' 50" WEST 30.25 FEET TO A POINT IN THE SOUTHWESTERLY LINE OF SAID EDGEMAR ROAD; THENCE ALONG LAST SAID LINE SOUTH 31° 06' EAST 300.44 FEET; TANGENT TO THE LAST SAID COURSE ON THE ARC OF A CURVE TO THE RIGHT, WITH A RADIUS OF 70 FEET, SUBTENDING A CENTRAL ANGLE OF 45° 58' 48" AN ARC DISTANCE OF 56.18 FEET TO A POINT IN THE AFORESAID NORTHWESTERLY LINE OF MAP NO. 2 OF EDGEMAR, SAID LAST MENTIONED POINT BEING THE NORTHEASTERLY CORNER OF BLOCK 47, AS SAID BLOCK IS SHOWN ON THE ABOVE MENTIONED MAP; THENCE ALONG LAST SAID LINE NORTH 49° 31' EAST (SOUTH 49° 35' WEST MAP) 41.96 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

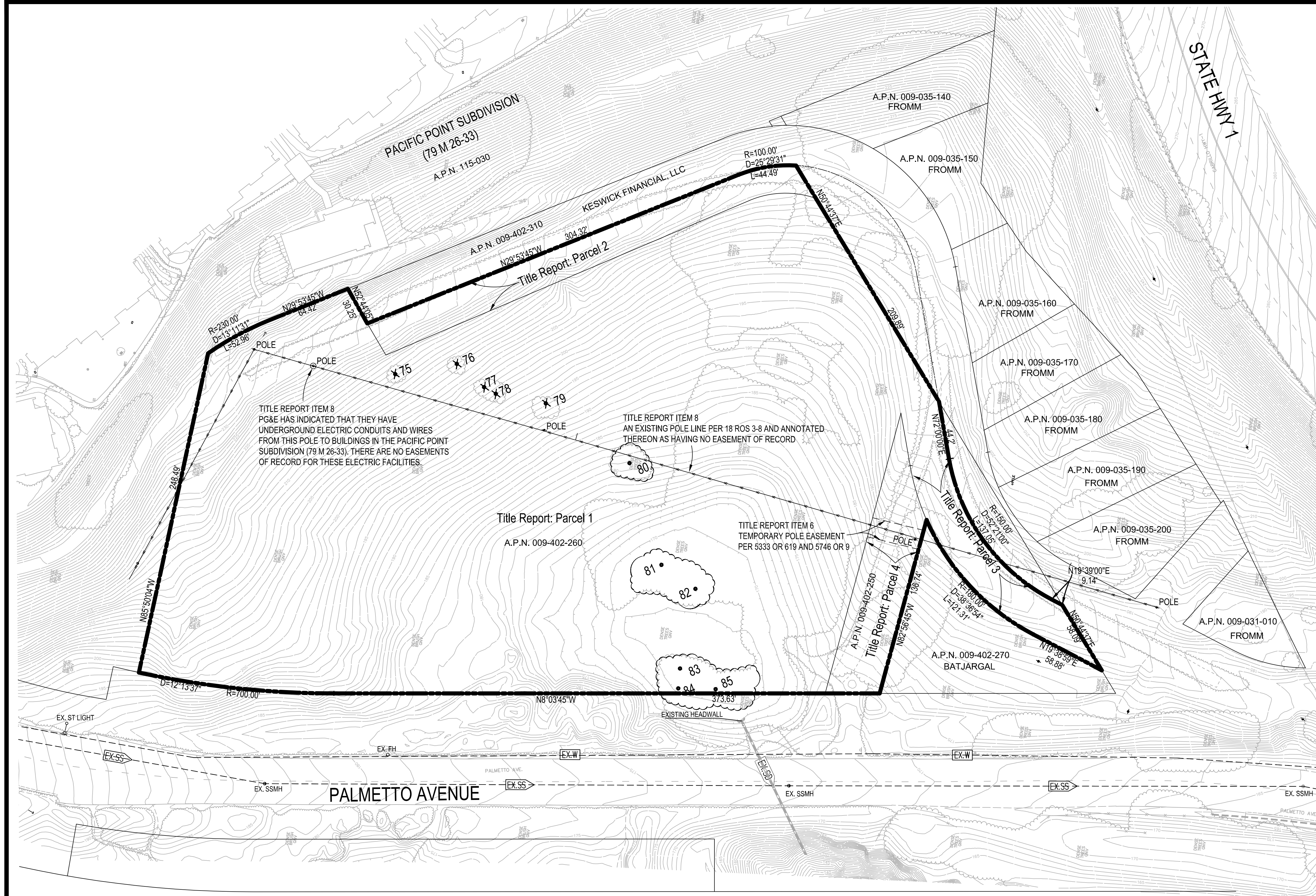
BEGINNING AT THE SOUTHWESTERLY CORNER OF BLOCK 47, AS SHOWN ON SAID MAP ENTITLED "MAP NO. 2 OF EDGEMAR SAN MATEO COUNTY CALIFORNIA," (9 M 17); THENCE FROM SAID POINT OF BEGINNING SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF EDGEMAR ROAD 60 FEET WIDE, ALSO KNOWN AS SAN PEDRO BOULEVARD, TO THE INTERSECTION OF SAID NORTHWESTERLY LINE OF EDGEMAR ROAD WITH THE NORTHWESTERLY BOUNDARY LINE OF THE ABOVE MENTIONED SUBDIVISION, SAID POINT OF INTERSECTION BEING THE NORTHEASTERLY CORNER OF BLOCK 46, AS SHOWN ON SAID MAP; THENCE NORTHEASTERLY ALONG SAID SUBDIVISION BOUNDARY LINE TO ITS INTERSECTION WITH THE CENTERLINE OF EDGEMAR ROAD, AT ENGINEER'S STATION 138+22.12; THENCE LEAVING SAID SUBDIVISION BOUNDARY LINE NORTHEASTERLY ALONG SAID CENTERLINE OF EDGEMAR ROAD TO THE RE-INTERSECTION OF SAID CENTERLINE AND SAID NORTHWESTERLY SUBDIVISION BOUNDARY LINE; THENCE LEAVING SAID CENTERLINE NORTHEASTERLY ALONG SAID SUBDIVISION BOUNDARY LINE TO THE POINT OF BEGINNING.

PARCEL 4:

BEGINNING AT THE NORTHWESTERLY CORNER OF PARCEL 6 AS DESCRIBED IN THE RELINQUISHMENT TO THE CITY OF PACIFICA FROM THE STATE OF CALIFORNIA AS RECORDED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO, APRIL 15, 1965, IN STATE HIGHWAY MAP BOOK 5, PAGE 24; THENCE SOUTH 7° 59' EAST 41.46 FEET; THENCE SOUTH 82° 43' 44" EAST 134 FEET TO THE NORTHWESTERLY LINE OF EDGEMAR ROAD, FORMERLY SAN PEDRO BOULEVARD; THENCE ALONG LAST SAID LINE FROM A TANGENT BEARS NORTH 58° 40' 52" EAST ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 179.99 FEET, THROUGH AN ANGLE OF 13° 23' 38" AN ARC DISTANCE OF 42.08 FEET; THENCE NORTH 72° 04' 30" EAST 41.86 FEET; THENCE NORTH 82° 43' 44" WEST 218.43 FEET TO THE POINT OF BEGINNING.

ALSO THE UNDERLYING FEE INTEREST APPURTENANT TO THE ABOVE DESCRIBED PARCEL IN THE ADJOINING PUBLIC WAYS.

APN: 009-402-260 (AFFECTS: PARCELS 1, 2 AND 3) AND 009-402-250 (AFFECTS: PARCEL 4)

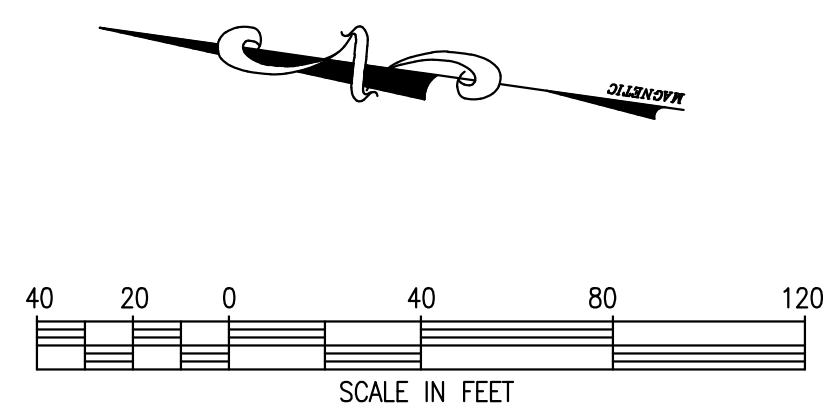


BOUNDARY & EASEMENTS

SCALE: 1" = 40'

TREE LEGEND (SEE ARBORIST REPORT)

- ✱ 75 TREE LOCATION (TO BE REMOVED)
- 75 TREE LOCATION (TO BE SAVED)



VESTING TENTATIVE MAP
FOR CONDOMINIUM PURPOSES

PALMETTO

4000 PALMETTO AVENUE

CITY OF PACIFICA • SAN MATEO COUNTY • CALIFORNIA
SEE FULL LEGAL DESCRIPTION ON THIS SHEET

EXISTING CONDITIONS & LEGAL DESCRIPTION

SCALE: AS SHOWN

AUGUST, 2020

DATE: AUGUST, 2020				
SCALE: 1" = 50'				
DRAWN: TJB/YS/JZ				
DESIGNED: HK				
ENGINEER: JR				
MANAGER: HK				
	NO.	BY	DATE	REVISIONS

PREPARED BY, OR UNDER THE DIRECTION OF:

MERIDIAN ASSOCIATES, INC.
CIVIL ENGINEERING • PLANNING • SURVEYING

1300A WILLOW PASS COURT
CONCORD, CA 94520
PHONE: 925-691-7300
FAX: 925-691-7110

Warmington RESIDENTIAL

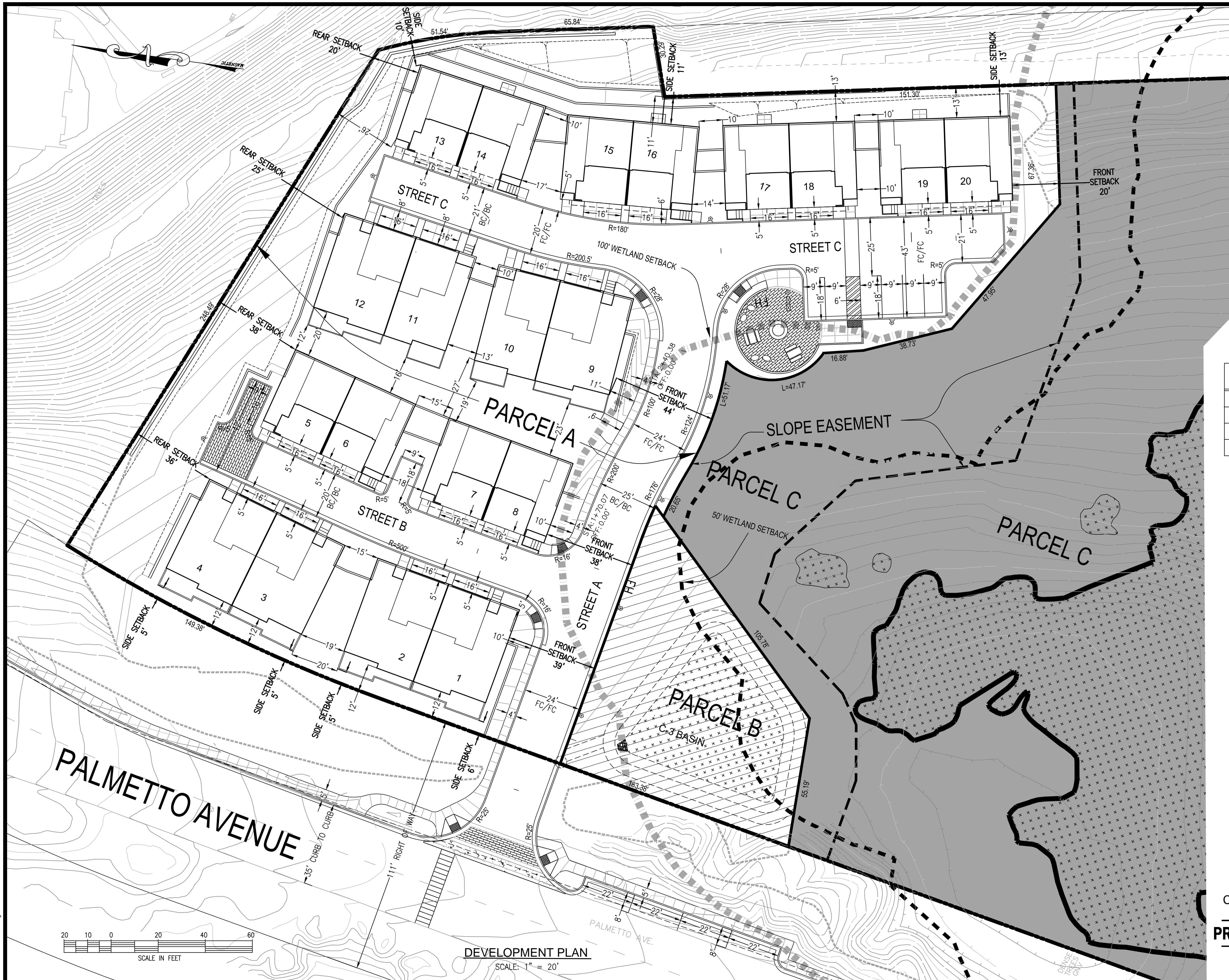
4160 DUBLIN BLVD. SUITE 101
DUBLIN, CA 94568
PHONE: 925-866-6700

4000 PALMETTO AVENUE
EXISTING CONDITIONS & LEGAL DESCRIPTION
PACIFICA

VESTING TENTATIVE MAP
EXISTING CONDITIONS & LEGAL DESCRIPTION
SAN MATEO COUNTY
CALIFORNIA

SHEET NO.
C-2
OF 6 SHEETS
JOB NO.
18-15-00

M:\Jobs\18-15-00\TM C-2 EXISTING CONDITIONS & LEGAL.dwg



DEVELOPMENT REGULATION TABLE

	EXIST.	PROPOSED
ZONING/GP	R-3-G	CONDOMINIUM
GROSS ACREAGE	4.34 AC	4.34± AC
NET ACREGE		1.81 AC (PARCEL A & B)
NO. OF UNITS		20
DU/ACRE	10-15	(PARCEL A) 11.05 (NET)*
USABLE OS (MIN. 20'x35')		

PARKING SUMMARY

PARKING TYPE	NUMBER OF SPACES PROPOSED	NUMBER OF SPACES REQUIRED
*ON STREET	8	2 SPACES FOR EACH UNITS 1 SPACES FOR EACH 4 UNITS
GARAGE	40	
DRIVEWAYS	24	
TOTAL	72	

*ON STREET DIMENSIONS ARE 9'X18'

PARCEL SUMMARY

PARCEL	AREA	DISCRPTION
A	1.62 AC	BUILDINGS, PRIVATE STREETS A, B & C AND COMMON AREAS
B	0.19 AC	C-3 BASIN
C	2.53 AC	OPEN SPACE/PARK - REMAINDER NOT A PART (DEDICATED TO THE CITY)
TOTAL	4.34 AC	

SUMMARY OF PRODUCT TYPE

PLAN TYPE	NUMBER OF UNITS	% OF UNITS
1	2	10
2	6	30
3	6	30
3	6	30
TOTAL	20	100

VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES

PALMETTO

4000 PALMETTO AVENUE

CITY OF PACIFICA • SAN MATEO COUNTY • CALIFORNIA
SEE FULL LEGAL DESCRIPTION ON SHEET C-2

PRELIMINARY DEVELOPMENT & DIMENSIONAL SITE PLAN

SCALE: AS SHOWN

AUGUST, 2020

DATE: AUGUST, 2020				
SCALE: 1" = 30'				
DRAWN: TJB/YS/JZ				
DESIGNED: HK				
ENGINEER: JR				
MANAGER: HK				
	NO.	BY	DATE	REVISIONS

PREPARED BY, OR UNDER THE DIRECTION OF:

MERIDIAN ASSOCIATES, INC.
CIVIL ENGINEERING • PLANNING • SURVEYING
1300A WILLOW PASS COURT CONCORD, CA 94520
PHONE: 925-691-7300 FAX: 925-691-7110

Warmington RESIDENTIAL
4160 DUBLIN BLVD. SUITE 101 DUBLIN, CA 94568
PHONE: 925-866-6700

4000 PALMETTO AVENUE
PRELIMINARY DEVELOPMENT & DIMENSIONAL SITE PLAN
SAN MATEO COUNTY CALIFORNIA

VESTING TENTATIVE MAP
C-3
OF 6 SHEETS
JOB NO. 18-15-00

SHEET NO. 18-15-00

M:\Vobis\18-15-00\TM C-3 DEVELOPMENT.dwg



VESTING TENTATIVE MAP
 FOR CONDOMINIUM PURPOSES
PALMETTO
 4000 PALMETTO AVENUE
 CITY OF PACIFICA • SAN MATEO COUNTY • CALIFORNIA
 SEE FULL LEGAL DESCRIPTION ON SHEET C-2

PRELIMINARY GRADING, DRAINAGE AND UTILITY PLAN
 SCALE: AS SHOWN AUGUST, 2020

DATE: AUGUST, 2020				
SCALE: 1" = 30'				
DRAWN: TJB/YS/JZ				
DESIGNED: HK				
ENGINEER: JR				
MANAGER: HK				
	NO.	BY	DATE	REVISIONS

PREPARED BY, OR UNDER THE DIRECTION OF:

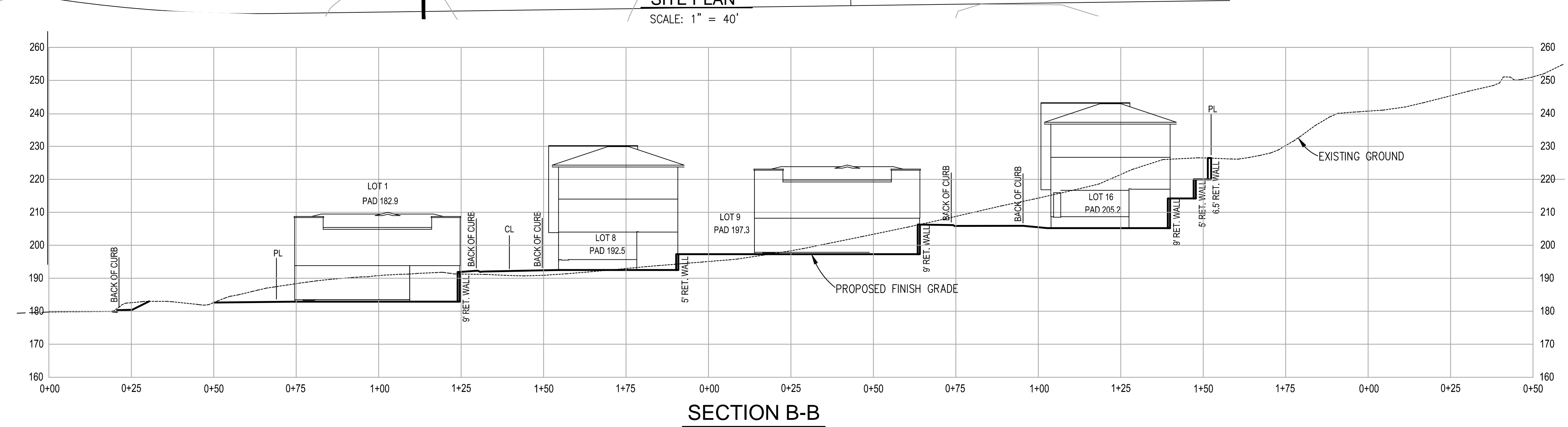
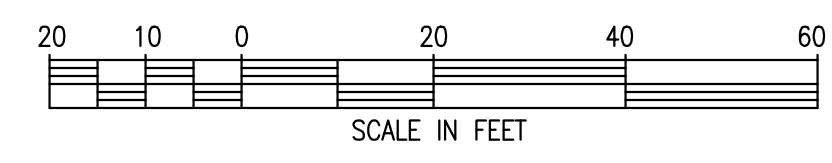
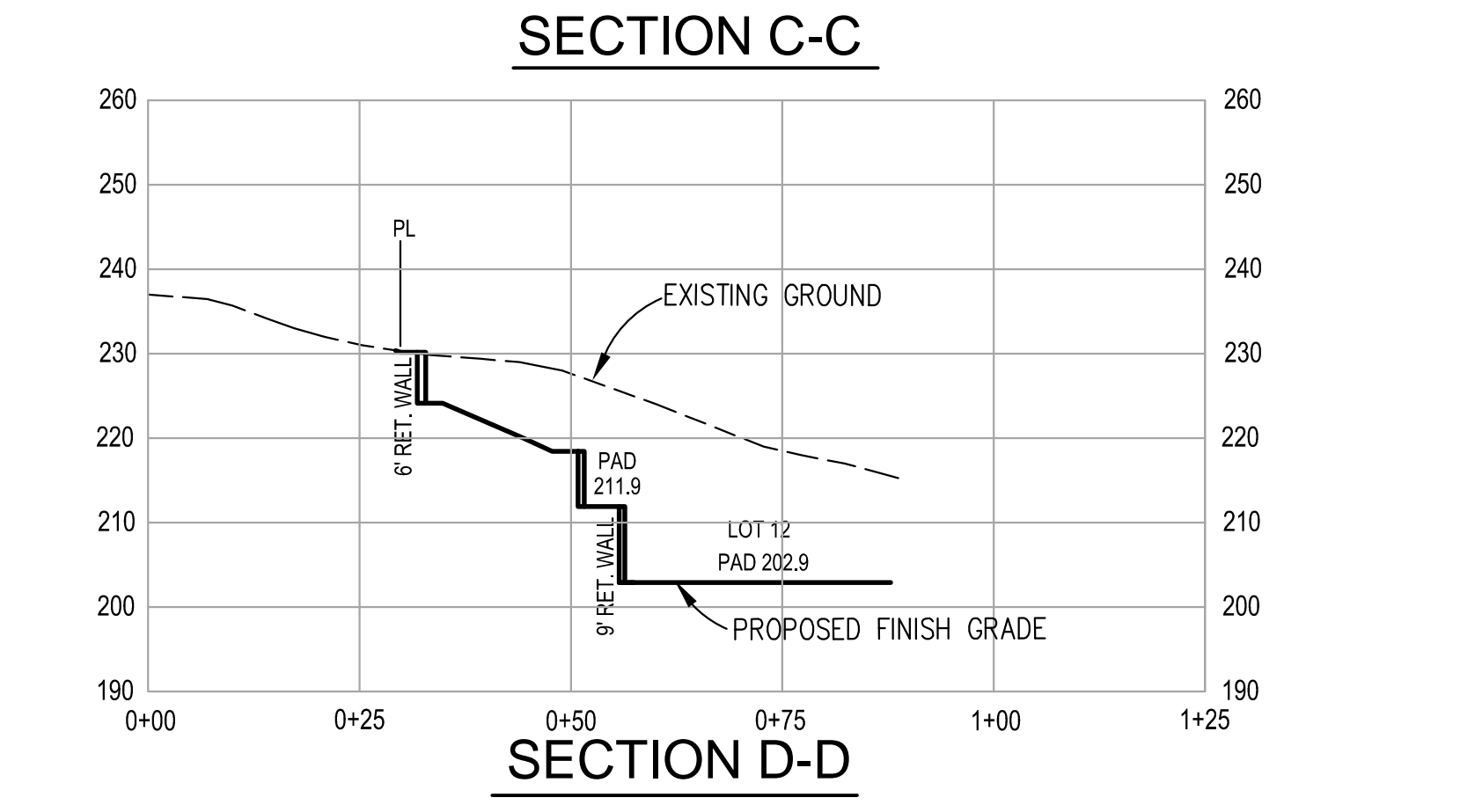
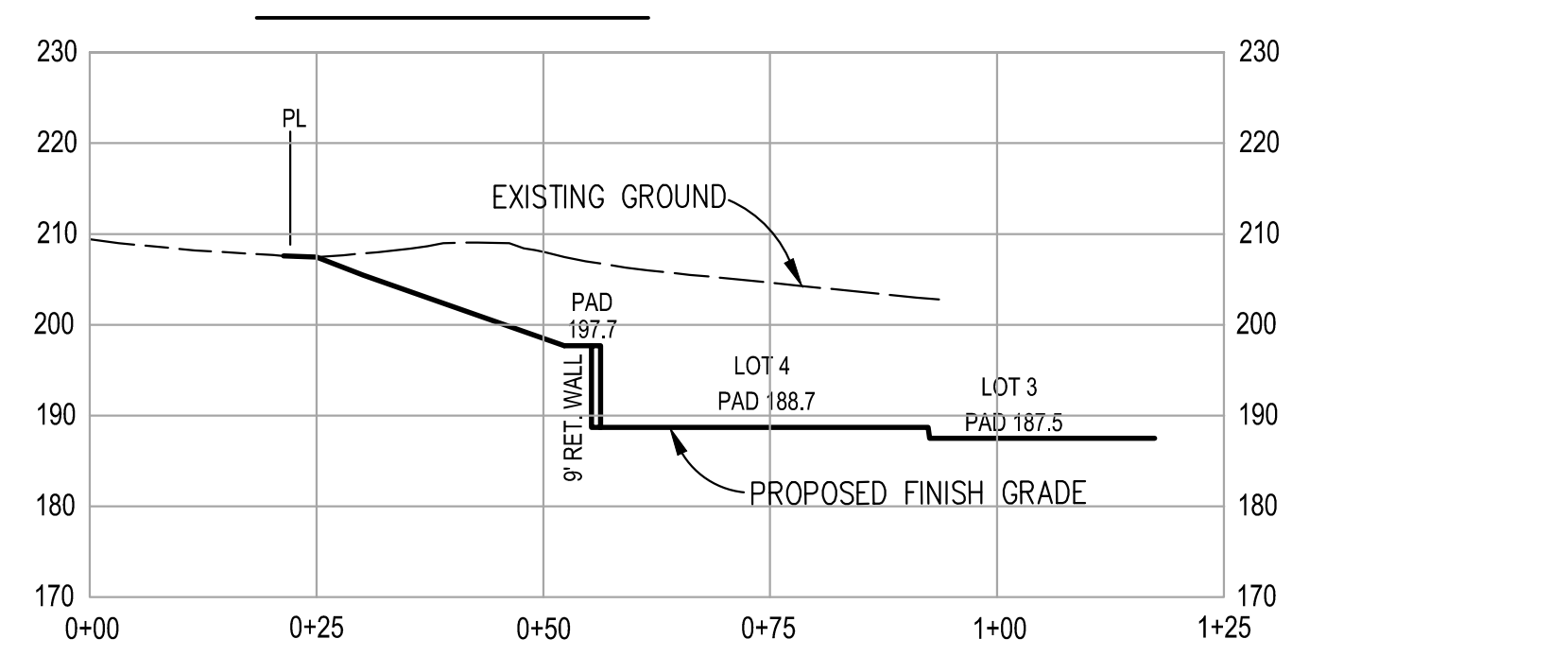
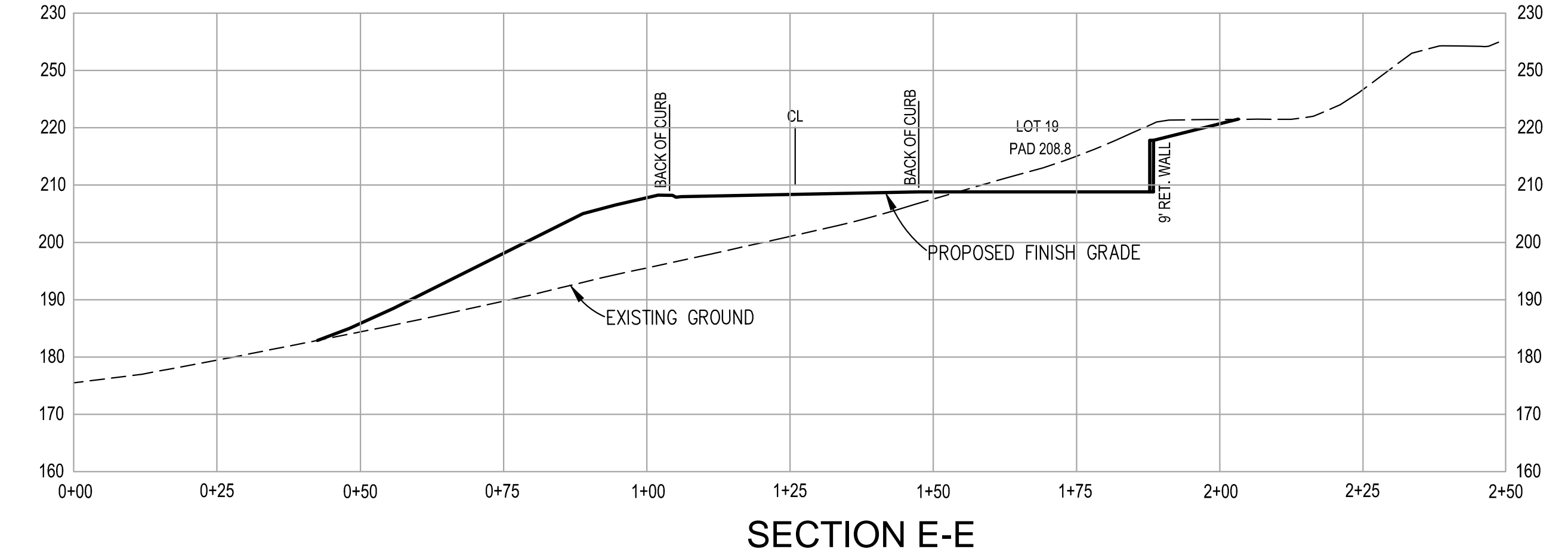
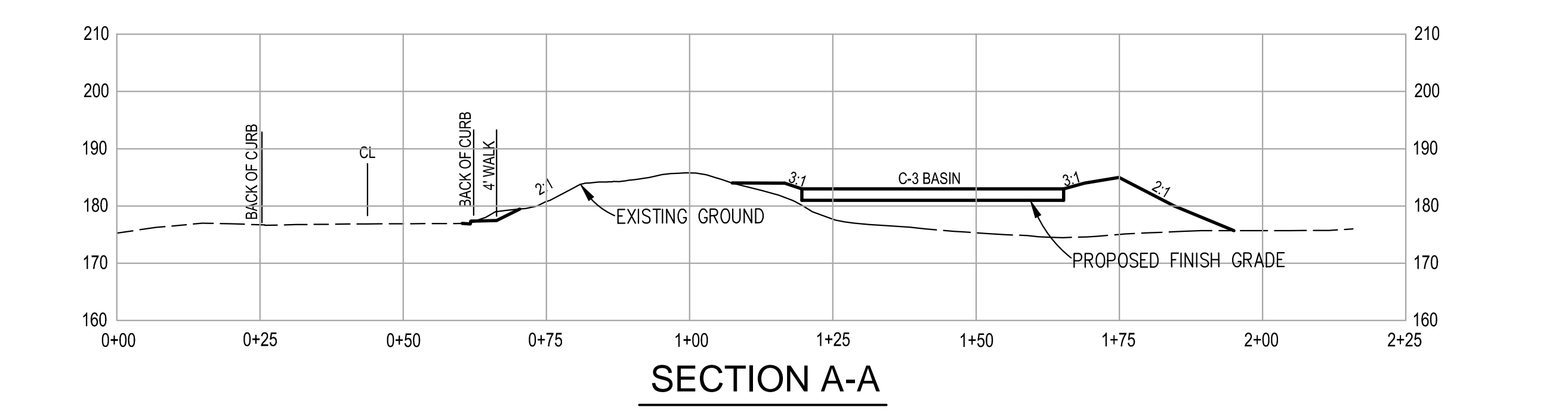
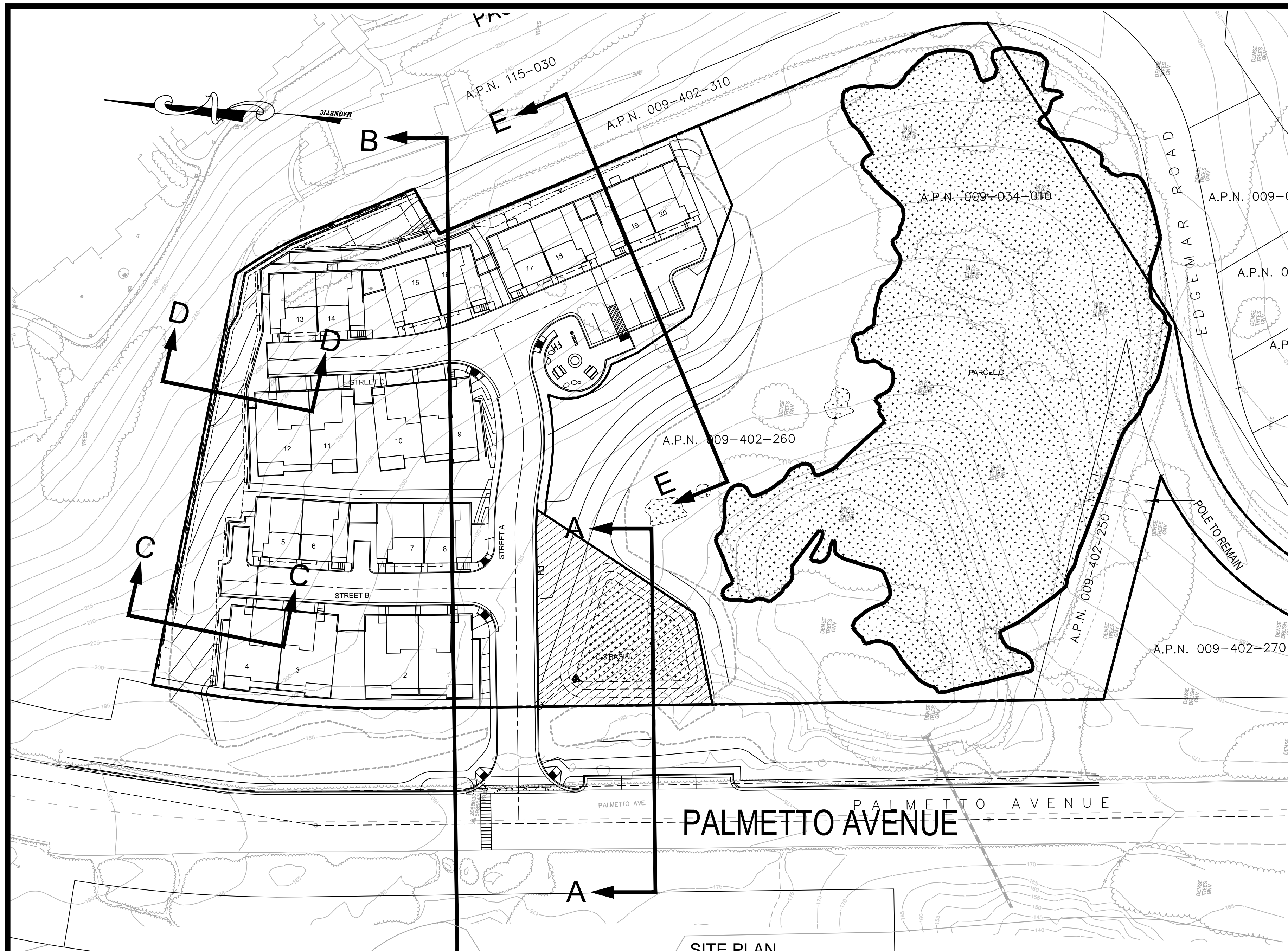
 JOHN RZONCA
 No. C38710
 CIVIL ENGINEER
 STATE OF CALIFORNIA

MERIDIAN ASSOCIATES, INC.
 CIVIL ENGINEERING • PLANNING • SURVEYING
 1300A WILLOW PASS COURT CONCORD, CA 94520
 PHONE: 925-691-7300 FAX: 925-691-7110

Warmington RESIDENTIAL
 4160 DUBLIN BLVD. SUITE 101 DUBLIN, CA 94568
 PHONE: 925-866-6700

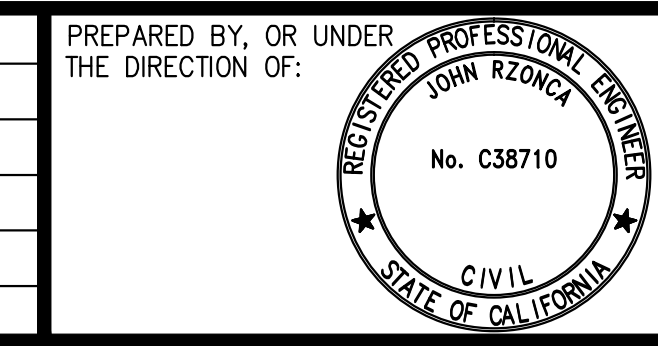
4000 PALMETTO AVENUE
PRELIMINARY GRADING, DRAINAGE & UTILITY PLAN
 PACIFICA SAN MATEO COUNTY CALIFORNIA
 VESTING TENTATIVE MAP
 SHEET NO. **C-4** OF 6 SHEETS
 JOB NO. 18-15-00

M:\Jobs\18-15-00\TM C-4 GRADING and utility.dwg



VESTING TENTATIVE MAP
FOR CONDOMINIUM PURPOSES
PALMETTO
4000 PALMETTO AVENUE
CITY OF PACIFICA • SAN MATEO COUNTY • CALIFORNIA
SEE FULL LEGAL DESCRIPTION ON SHEET C-2
PRELIMINARY GRADING X-SECTIONS
SCALE: AS SHOWN
AUGUST, 2020

DATE: AUGUST, 2020	PREPARED BY, OR UNDER THE DIRECTION OF:
SCALE: 1" = 20'	
DRAWN: TJB/YJ/JZ	
DESIGNED: HK	
ENGINEER: JR	
MANAGER: HK	
	REVISIONS
NO.	BY
DATE	



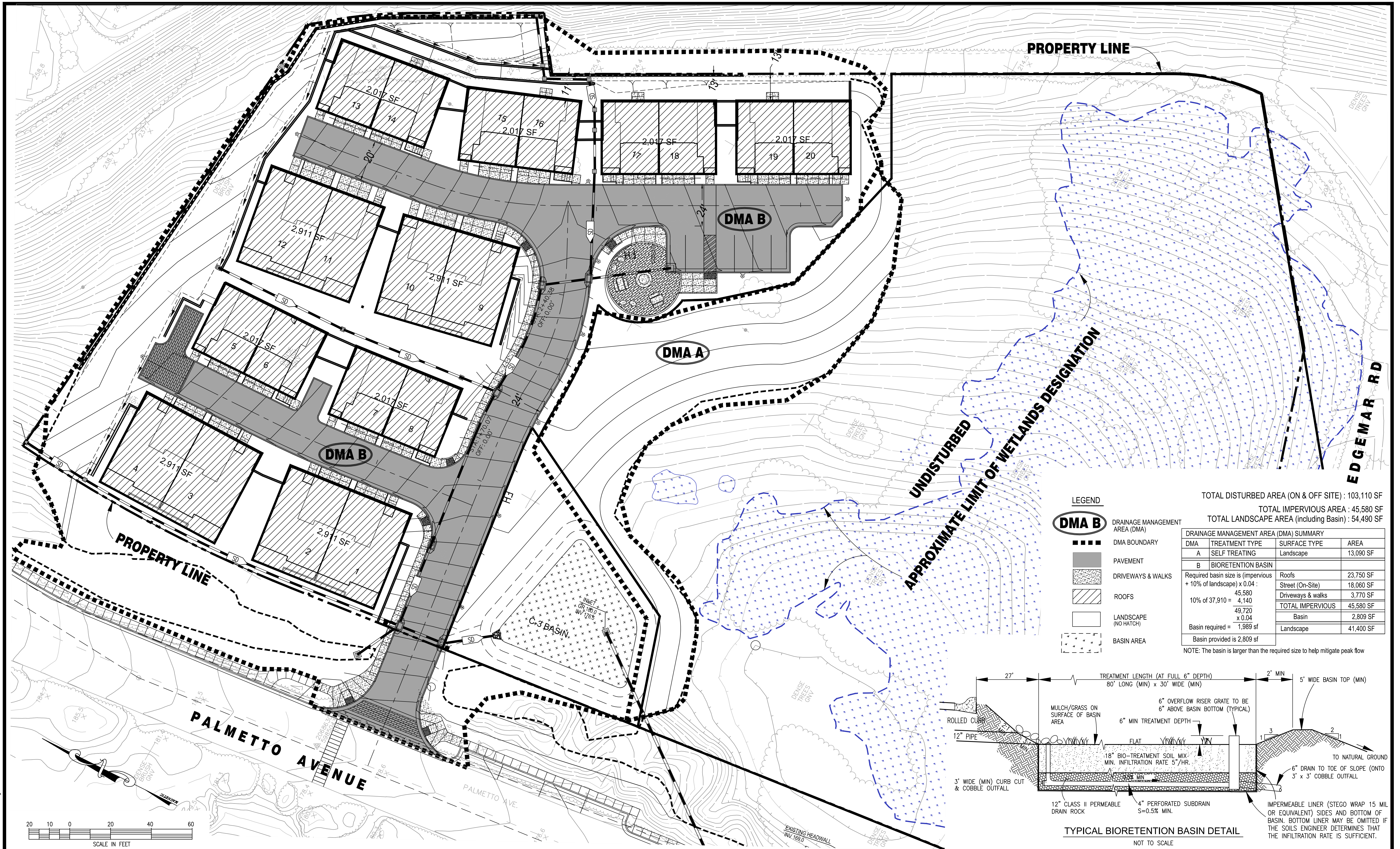
MERIDIAN ASSOCIATES, INC.
CIVIL ENGINEERING • PLANNING • SURVEYING
1300A WILLOW PASS COURT
CONCORD, CA 94520
PHONE: 925-691-7300
FAX: 925-691-7110

Warmington RESIDENTIAL
4160 DUBLIN BLVD. SUITE 101
DUBLIN, CA 94568
PHONE: 925-866-6700

4000 PALMETTO AVENUE
PRELIMINARY GRADING X-SECTIONS
PACIFICA
SAN MATEO COUNTY
CALIFORNIA

SHEET NO.
C-5
OF 6 SHEETS
JOB NO.
18-15-00

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PROPERTY LINE

EDGEMAR RD

PROPERTY LINE

PALMETTO AVENUE

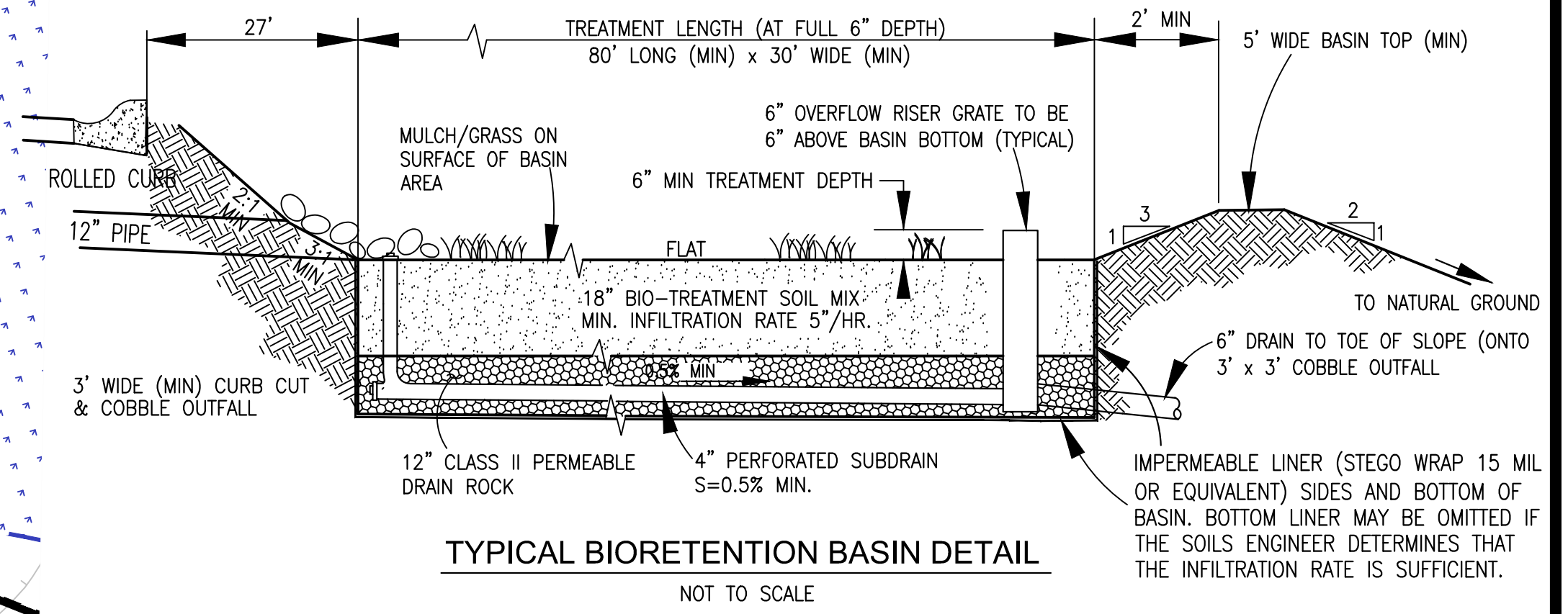
LEGEND

- DMA B** DRAINAGE MANAGEMENT AREA (DMA)
- DMA BOUNDARY
- PAVEMENT
- ▨ DRIVEWAYS & WALKS
- ▧ ROOFS
- LANDSCAPE (NO HATCH)
- ▤ BASIN AREA

TOTAL DISTURBED AREA (ON & OFF SITE) : 103,110 SF
 TOTAL IMPERVIOUS AREA : 45,580 SF
 TOTAL LANDSCAPE AREA (including Basin) : 54,490 SF

DRAINAGE MANAGEMENT AREA (DMA) SUMMARY			
DMA	TREATMENT TYPE	SURFACE TYPE	AREA
A	SELF TREATING	Landscape	13,090 SF
B	BIORETENTION BASIN		
	Required basin size is (impervious + 10% of landscape) x 0.04 :	Roofs	23,750 SF
	45,580	Street (On-Site)	18,060 SF
	10% of 37,910 = 4,140	Driveways & walks	3,770 SF
	49,720	TOTAL IMPERVIOUS	45,580 SF
	x 0.04	Basin	2,809 SF
	Basin required = 1,989 sf	Landscape	41,400 SF
	Basin provided is 2,809 sf		

NOTE: The basin is larger than the required size to help mitigate peak flow



TYPICAL BIORETENTION BASIN DETAIL
NOT TO SCALE

DATE: AUGUST, 2020	PREPARED BY, OR UNDER THE DIRECTION OF:		
SCALE: 1" = 20'			
DRAWN: TJB/YJ/JZ			
DESIGNED: HK			
ENGINEER: JR			
MANAGER: HK			
NO.	BY	DATE	REVISIONS

REGISTERED PROFESSIONAL ENGINEER
 JOHN RZONCA
 No. C38710
 CIVIL
 STATE OF CALIFORNIA

M **MERIDIAN ASSOCIATES, INC.**
 CIVIL ENGINEERING • PLANNING • SURVEYING
 1300A WILLOW PASS COURT
 CONCORD, CA 94520
 PHONE: 925-691-7300
 FAX: 925-691-7110

W **Warmington RESIDENTIAL**
 4160 DUBLIN BLVD. SUITE 101
 DUBLIN, CA 94568
 PHONE: 925-866-6700

4000 PALMETTO AVENUE
PRELIMINARY STORMWATER CONTROL PLAN
 PACIFICA
 SAN MATEO COUNTY
 CALIFORNIA
 VESTING TENTATIVE MAP






SHEET NO.
C-6
 OF 6 SHEETS
 JOB NO.
 18-15-00

44: Vobis | 18-15-00 | TM C-6 PRELIM SWCP.dwg

CALLOUT LEGEND

- ① PROJECT ENTRY WITH ACCENT PAVING AND ENHANCED LANDSCAPE ALONG DRIVEWAY. VIEW TRIANGLE AREA PLANTING NOT TO EXCEED 30" TALL
- ② CITY RIGHT-OF-WAY SIDEWALK AND PARKING
- ③ PILASTERS
- ④ OVERLOOK PLAZA WITH ACCENT PAVING, SEAT WALL PLANTER, RESIDENTIAL MAILBOXES, SEATING AREAS, AND PICNIC TABLES
- ⑤ FENCED PET AREA WITH ARTIFICIAL TURF AND PICK-UP STATION
- ⑥ WALKWAY, TYP.
- ⑦ INTERIOR STREET LIGHT, TYP.
- ⑧ PRIVATE BACKYARD, TYP.
- ⑨ PASSIVE OPEN SPACE
- ⑩ RETAINING WALLS WITH SHOTCRETE FINISH. RETAINING WALLS PER CIVIL, TYP.
- ⑪ RETAINING WALLS ADJACENT RESIDENTIAL. CMU BLOCK RETAINING WALLS PER CIVIL, TYP.
- ⑫ BIO-RETENTION AREA
- ⑬ NATIVE RE-VEGETATION AREA
- ⑭ EXISTING VEGETATION TO REMAIN
- ⑮ PLANTING AREA, TYP.
- ⑯ PROPOSED PUBLIC STREET LIGHT

FENCE LEGEND

-  4' HIGH CABLE WIRE VIEW FENCE
-  4' HIGH MAINTENANCE ACCESS GATE
-  4' HIGH PVC COATED WIRE MESH FENCE
-  4' HIGH PVC COATED WIRE MESH FENCE ON RETAINING WALL
-  6' HIGH WOOD GOOD NEIGHBOR PRIVACY FENCE




Warmington
RESIDENTIAL
4160 DUBLIN BLVD, STE. 101
DUBLIN, CA 94568
925-866-6700

PALMETTO
Pacifica, California

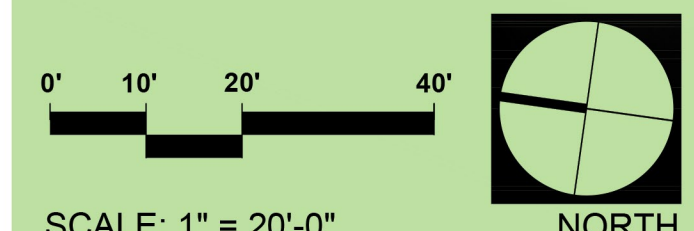
CONCEPTUAL LANDSCAPE PLAN

AUGUST 2020

vanderToolen Associates
855 Bordeaux Way
Suite 240
Napa, CA 94558
tel: 707.224.2299
www.vandertoolen.com



0" 10" 20" 40"
SCALE: 1" = 20'-0"
NORTH



L-1
Project No. 04619



PROPOSED PLANT PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	WUCOLS	NATIVE/ADAPTIVE
STREET/SHADE TREES				
	CUPRESSUS MACROCARPA	MONTEREY CYPRESS	MOD	NATIVE
	METROSIDEROS EXCELSA	NEW ZEALAND CHRISTMAS TREE	LOW	ADAPTIVE
	QUERCUS AGRIFOLIA	COAST LIVE OAK	LOW	NATIVE
ACCENT TREES				
	ACACIA LONGIFOLIA	GOLDEN WATTLE	LOW	ADAPTIVE
	LAGUNARIA PATERSONII	NORFOLK ISLAND HIBISCUS	LOW	ADAPTIVE
	MELALEUCA QUINQUENERVIA	CAJEPUT TREE	LOW	ADAPTIVE
FOUNDATION/SCREENING SHRUBS				
	DODONEA VISCOSA 'PURPUREA'	PURPLE HOP BUSH	LOW	ADAPTIVE
	ECHIUM CANDICANS	PRIDE OF MADEIRA	LOW	ADAPTIVE
	HETEROMELES ARBUTIFOLIA	TOYON	LOW	NATIVE
	LAVATERA ASSURGENTIFLORA	TREE MALLOW	LOW	NATIVE
MEDIUM SHRUBS				
	CORREA REFLEXA	AUSTRALIAN FUCHSIA	LOW	ADAPTIVE
	LIMONIUM PEREZII	SEA LAVENDER	LOW	ADAPTIVE
	PHORMIUM SPP.	NEW ZEALAND FLAX	LOW	ADAPTIVE
	PITTOSPORUM C. 'COMPACTUM'	DWARF KARO	LOW	ADAPTIVE
	RHAPHIOLEPIS SPP.	HAWTHORN	MOD	ADAPTIVE
SMALL/ACCENT SHRUBS				
	AGAVE SPP.	AGAVE	LOW	NATIVE
	ALOE SPP.	ALOE	LOW	ADAPTIVE
	ARMERIA MARITIMA	COMMON THRIFT	MOD	NATIVE
	ERIGERON GLAUCUS	SEASIDE DAISY	LOW	NATIVE
	LAVANDULA ANGUSTIFOLIA	LAVENDER	LOW	ADAPTIVE
	SEDUM SPP.	COMMON STONECROP	LOW	NATIVE
GROUNDCOVERS				
	CISTUS 'SUNSET'	SUNSET ROCKROSE	LOW	ADAPTIVE
	MYOPORUM PARVIFLORUM	MYOPORUM	LOW	ADAPTIVE
	WESTRINGIA FRUTICOSA MUNDI	LOW COAST ROSEMARY	LOW	ADAPTIVE
GRASSES/BIORETENTION				
	CAREX TUMICOLA	BERKELEY SEDGE	LOW	NATIVE
	CHONDROPETALUM ELEPHANTATUM	GIANT CAPE RUSH	LOW	ADAPTIVE
	LEYMUS C. 'CANYON PRINCE'	GIANT RYE GRASS	LOW	NATIVE
	MUHLENBERGIA CAPILLARIS	PINK MUHLY	LOW	ADAPTIVE
	BIO FILTRATION SOD	DELTA BLUEGRASS - BIO FILTRATION SOD	LOW	NATIVE
NATIVE RE-VEGETATION				
	ACHILLEA MILLEFOLIUM	YARROW	LOW	NATIVE
	ARTEMISIA CALIFORNICA	CALIFORNIA SAGEBRUSH	LOW	NATIVE
	BACCHARIS PILULARIS	COYOTE BRUSH	LOW	NATIVE
	CEANOTHUS OLIGANTHUS	HAIRY CEANOTHUS	LOW	NATIVE
	FRAGARIA CHILOENSIS	BEACH STRAWBERRY	LOW	NATIVE
	FRANGULA CALIFORNICA	COFFEEBERRY	LOW	NATIVE
	JUNCUS PATENS	COMMON RUSH	LOW	NATIVE
	LONICERA HISPIDULA	HONEYSUCKLE	LOW	NATIVE
	LUPINUS ARBOREUS	YELLOW BUSH LUPINE	LOW	NATIVE
	SYMPHYOTRICHUM CHILENSE	CALIFORNIA ASTER	MOD	NATIVE
HYDROSEED PLANTING ON SLOPES				
	EROSION CONTROL, RECLAMATION & REVEGETATION GRASSES		LOW	NATIVE
	NATIVE SEED MIX			
VINES				
	FICUS PUMILA	CREeping FIG	MOD	ADAPTIVE

- NOTES:**
- PROJECT BIOLOGIST SHALL ADJUST THE NUMBER AND LOCATION OF PLANTS AND SPECIES BASED ON FINAL RESTORATION PLAN THAT IS APPROVED BY THE COASTAL COMMISSION.
 - ALL LANDSCAPING SHALL BE PROPERLY MAINTAINED AND SHALL USE WATER-EFFICIENT IRRIGATION PRACTICES.
 - MINIMIZE THE USE OF FERTILIZER, PESTICIDES, AND HERBICIDES THAT CAN CONTRIBUTE TO WATER QUALITY POLLUTION.

IRRIGATION CONCEPT STATEMENT

THE IRRIGATION DESIGN FOR THE SITE SHALL COMPLY WITH THE STATE OF CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (TITLE 23 - DIVISION 2-CHAPTER 2.7) AND THE CITY OF PACIFICA WATER EFFICIENT LANDSCAPE STANDARDS.

THE IRRIGATION SYSTEMS WILL BE AUTOMATICALLY CONTROLLED BY AN ET IRRIGATION CONTROLLER CAPABLE OF MULTIPLE PROGRAMMING AND INDEPENDENT TIMING OF INDIVIDUAL IRRIGATION SYSTEMS. THE CONTROLLER WILL HAVE A 24-HOUR CLOCK TO ALLOW MULTIPLE START TIMES AND REPEAT CYCLES TO ADJUST FOR SOIL PERCOLATION RATES.

THE IRRIGATION SYSTEMS WILL CONSIST PRIMARILY OF LOW VOLUME, LOW FLOW BUBBLERS FOR TREES, POINT SOURCE DRIP IRRIGATION FOR SHRUBS AND GROUNDCOVERS, AND LOW FLOW SPRAY IRRIGATION FOR BIO RETENTION.

PLANTS WILL BE GROUPED ONTO SEPARATE VALVES ACCORDING TO SUN EXPOSURE AND WATER USE TO ALLOW FOR IRRIGATION APPLICATION BY HYDROZONE. THE IRRIGATION SCHEDULING WILL REFLECT THE REGIONAL EVAPO-TRANSPIRATION RATES. THE ENTIRE SITE WILL BE DESIGNED TO RUN DURING NIGHTTIME HOURS WHEN IRRIGATION IS MOST EFFICIENT.



A CONCRETE BENCH
CONCRETE WORKS- 'SOMA STONES'



B CONCRETE PICNIC TABLE
QCP- STANDARD PICNIC TABLE



C LITTER & RECYCLING RECEPTACLE
LANDSCAPE FORMS- 'SCARBOROUGH'



D CLUSTER MAILBOX
N.T.S.



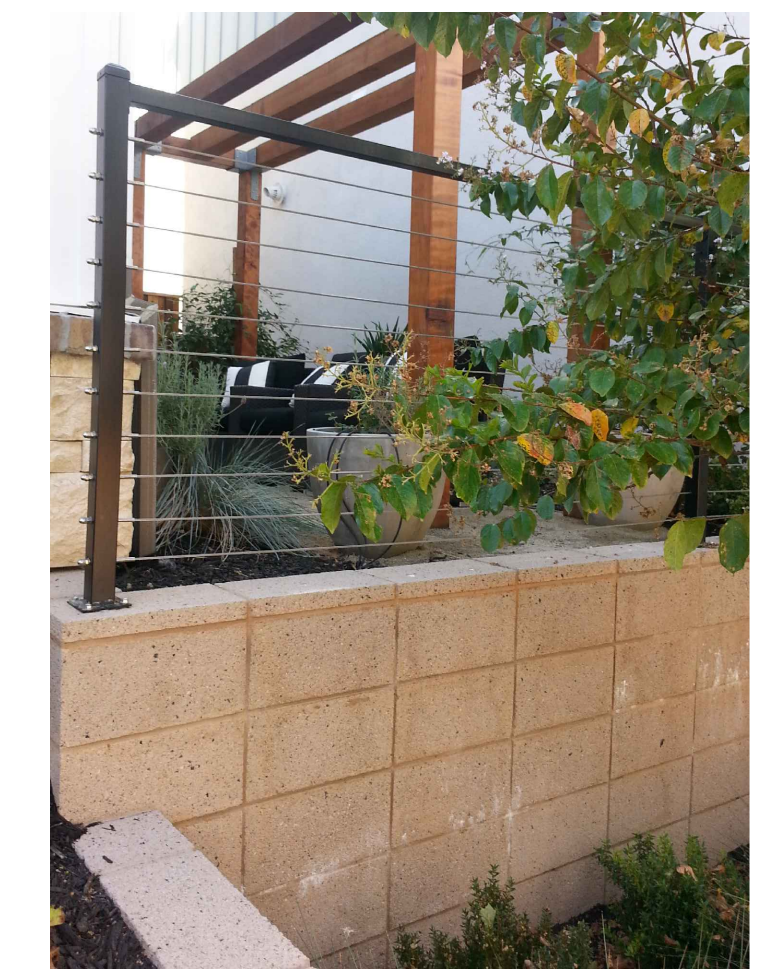
E STREET LIGHT
LANDSCAPE FORMS- ALCOTT
16' TALL



F PATHWAY LIGHT
LANDSCAPE FORMS- HAWTHORNE
3' TALL



G RETAINING WALL
SCULPTED SHOTCRETE



H RETAINING WALL
PRECISION CMU BLOCK



I 4' TALL VIEW FENCE
CABLE WIRE FENCE

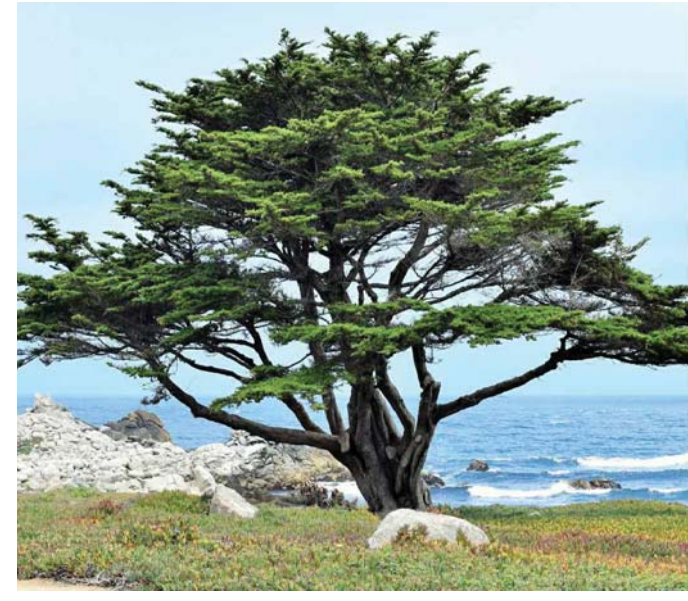


J 4' TALL GUARD RAIL FENCE
PVC COATED WIRE MESH FENCE



K 6' TALL PRIVACY FENCE
WOOD GOOD NEIGHBOR FENCE

TREES



CUPRESSUS MACROCARPA



EUCALYPTUS FICIFOLIA



METROSIDEROS EXCELSA



QUERCUS AGRIFOLIA



ACACIA LONGIFOLIA



MELALEUCA QUINQUENERVIA

GROUNDCOVERS



CISTUS 'SUNSET'



MYOPORUM PARVIFLORUM



WESTRINGIA FRUTICOSA MUNDI

GRASSES/ BIORETENTION



CAREX TUMICOLA



CHONDROPETALUM ELEPHANTATUM



LEYMUS C. 'CANYON PRINCE'



MUHLENBERGIA CAPILLARIS



BIOFILTRATION SOD DELTA BLUEGRASS

FOUNDATION SHRUBS



DODONEA V. 'PURPUREA'



ECHIUM CANDICANS



HETEROMELES ARBUTIFOLIA



LAVATERA ASSURGENTIFLORA

SMALL/ ACCENT SHRUBS



AGAVE SPP.



ALOE SPP.



ARMERIA MARITIMA



ERIGERON GLAUCUS



LAVANDULA ANGUSTIFOLIA



SEDUM SPP.

HYDROSEED



EROSION CONTROL, RECLAMATION & REVEGETATION GRASSES



MEDIUM SHRUBS



CORREA REFLEXA



LIMONIUM PEREZII



PHORMIUM SPP.



PITTOSPORUM C. 'COMPACTUM'



RHAPHIOLEPIS SPP.

NATIVE RE-VEGETATION



ACHILLEA MILLEFOLIUM



ARTEMESIA CALIFORNICA



BACCHARIS PILULARIS



CEANOTHUS OLIGANTHUS



FRAGARIA CHILOENSIS



FRANGULA CALIFORNICA



JUNCUS PATENS



LONICERA HISPIDULA



LUPINUS ARBOREUS

VINES



FICUS PUMILA

- PROPOSED PLANT PALETTE CHOSEN BASED ON:**
- CHECK LISTS FOR ORNAMENTAL PLANTS OF SUBTROPICAL REGION - COASTAL PLANTING LIST (ZONE 1- EXTREME COASTAL INFLUENCE) BY ROLAND STEWART HOYT
 - SUNSET WESTERN GARDEN BOOK - PLANTS FOR SEACOAST GARDENS
 - ENCYCLOPEDIA OF AUSTRALIAN PLANTS - SALT SPRAY RESISTANT BY ROGER ELLIOT & DAVID JONES