

328 ROEBLING

328 Roebling Road
South San Francisco, CA 94080

Flad Project Number
19419-00

Description of Package
PRECISE PLAN

Date
03/23/2020



APPLICATION REQUIREMENTS CHECKLIST

		SHEET NUMBER(S)
SITE PLAN	PREVIOUSLY ENTITLED	4
	PROPOSED	5
ELEVATION AND SECTION DRAWINGS	PREVIOUSLY ENTITLED	N/A
	PROPOSED	20-22
FLOOR PLANS	PREVIOUSLY ENTITLED	N/A
	PROPOSED	23-26
LANDSCAPE PLAN	PREVIOUSLY ENTITLED	12
	PROPOSED	13
GRADING & DRAINAGE PLAN	PREVIOUSLY ENTITLED	6
	PROPOSED	7
LIGHTING PROGRAM		N/A
COLOR RENDERINGS		32-39
EXISTING PHOTOS (SITE & SURROUNDING PROPERTIES)		19
ANY APPLICABLE TENTATIVE, FINAL OR PARCEL MAPS – EXISTING SITE BOUNDARY PLAN		3

PROJECT DESCRIPTION

328 ROEBLING
THE PROJECT SITE IS LOCATED AT 328 ROEBLING ROAD IN THE CITY OF SOUTH SAN FRANCISCO. THE ORIGINAL PROJECT OCCUPIED THREE ADJACENT PARCELS THAT WERE ONCE DEVELOPED WITH A WAREHOUSE, OFFICE AND INDUSTRIAL USES. IN 2012 THE CITY OF SOUTH SAN FRANCISCO APPROVED THE BRITANNIA MODULAR LAB 3 (BML-3 PROJECT FOR THE DEMOLITION OF AN EXISTING BUILDING (79,501 SQUARE FEET), AND THE CONSTRUCTION OF TWO OFFICE/R&D BUILDINGS FOR A TOTAL OF 105,538 SQUARE FEET, AND AT GRADE & SUBTERRANEAN PARKING ON A 2.97 ACRE SITE. THE ORIGINAL PROJECT CONSISTED OF PARKING AT A RATIO OF 2.8 SPACES PER 1,000 SQUARE FEET.

THE BML-3 SITE IS DESIGNATED BUSINESS TECHNOLOGY PARK IN THE GENERAL PLAN AND IS ZONED BUSINESS TECHNOLOGY PARK IN THE CITY’S ZONING ORDINANCE. THE BML-3 PROJECT IS ALSO SUBJECT TO A DEVELOPMENT AGREEMENT THAT EXPIRES ON DECEMBER 31, 2022. SINCE THAT TIME, THERE HAVE BEEN SIGNIFICANT CHANGES IN THE BUILT ENVIRONMENT DIRECTLY ADJACENT TO THE SITE AND ALL ALONG THIS STRETCH OF EAST GRAND AVENUE. THE 2012 ENTITLEMENT WAS APPROVED WITH A FAR OF .81 CURRENTLY, THE AREA EAST OF 101 IS SET AT 1.0. WE ARE ASKING FOR AN ADJUSTMENT TO MATCH THE ADJACENT NEIGHBORHOOD FAR OF 1.0.

HEALTHPEAK PROPERTIES PROPOSES TO SLIGHTLY INCREASE THE FAR TO 1.0 THEREBY RESULTING IN A TOTAL SQUARE FOOTAGE OF 129,919 SF. THE PROPOSED PROJECT CONSISTS OF COMBINING THE ORIGINAL TWO BUILDINGS INCLUDED IN THE APPROVED PROJECT COMBINED INTO ONE SLIGHTLY LARGER BUILDING. THE PROPOSED REVISION ALLOWS THE PROJECT TO ESTABLISH A PROMINENT CORNER TO THE WEST ON EAST GRAND IN ORDER TO CREATE A MORE URBANE, PRIMARY STREET EDGE. THE LARGER BUILDING FOOTPRINT IS VISUALLY COMPATIBLE WITH THE RECENTLY CONSTRUCTED ADJACENT MULTI-STORY STRUCTURES IN TERMS OF HEIGHT AND MASSING.

THE ENTITLED PROJECT ACCOMMODATED MOST PARKING AS A ONE LEVEL, PARTIALLY BELOW GRADE UNDER THE TWO BUILDINGS, STRUCTURED PARKING WITH ADDITIONAL AT-GRADE ON-SITE PARKING. THE PROPOSED PROJECT WOULD REMOVE THE PARKING FROM UNDER THE BUILDINGS AND AT-GRADE PARKING TO CREATE A STRUCTURED PARKING DECK AT THE REAR OF THE SITE. MORE LANDSCAPING WOULD BE DEVOTED TO A PEDESTRIAN ORIENTED, MORE AMENITIZED GREENSPACE THAT CONNECTS THE BUILDING WITH THE ‘RAILS-TO-TRAIL’ BIKE PATH DIRECTLY ADJACENT TO THE REAR OF THE SITE.

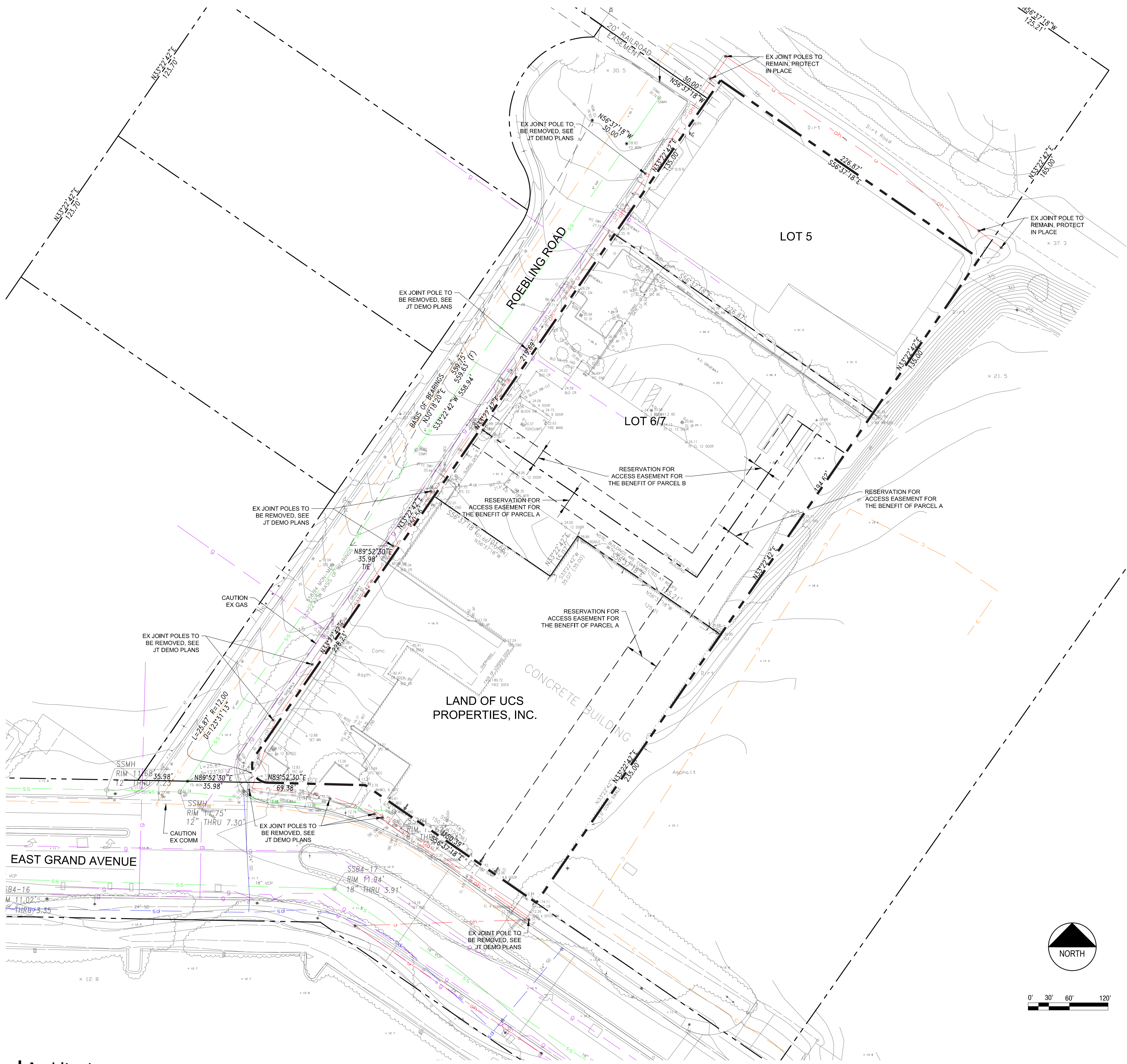
PROJECT INFORMATION

PROJECT	ADDRESS	PARCEL NO.	ZONING DESIGNATION	LOT SIZE	ADJACENT USE
PARCEL 1	233 EAST GRAND AVE	015 041 290	BTP	1.18 ACRES	MULTI-STORY OFFICE; R+D FLEX; LIGHT MANU. WAREHOUSE; DAYCARE
PARCEL 2	328 ROEBLING RD	015 041 250	BTP	1.09 ACRES	MULTI-STORY OFFICE; R+D FLEX; LIGHT MANU. WAREHOUSE
PARCEL 3	340 ROEBLING RD	015 041 110	BTP	0.7 ACRE	MULTI-STORY OFFICE; R+D FLEX; LIGHT MANU. WAREHOUSE

TOTAL LOT SIZE = 2.97 ACRES
PREVIOUSLY ENTITLED LOT SIZE = 2.97 ACRES

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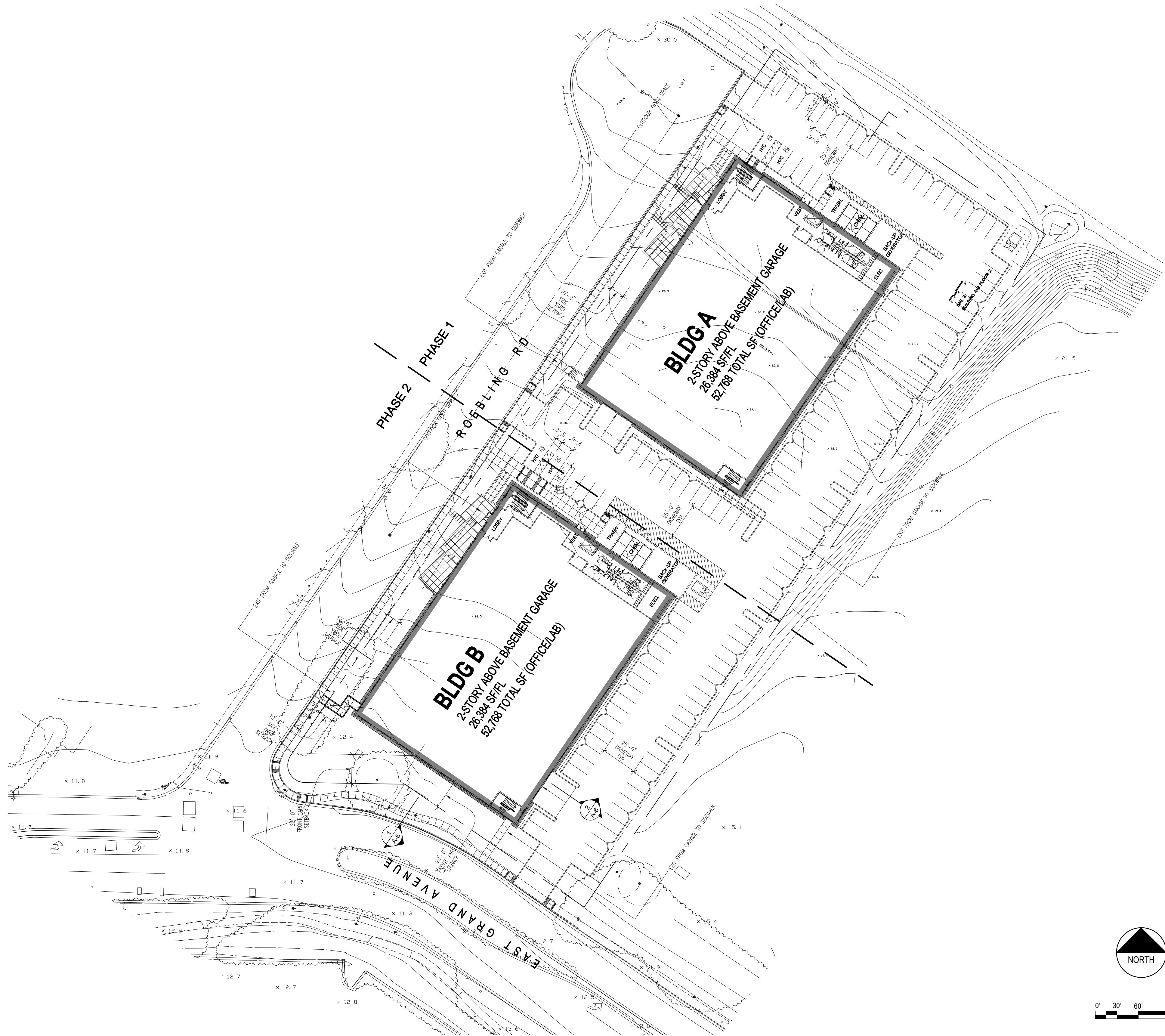


LEGEND

		PROPERTY LINE
		EASEMENT LINE
		EX CABLE/COMM
		EX GAS
		EX STORM DRAIN
		EX SANITARY SEWER
		EX WATER
		EX STORM DRAIN MANHOLE
		EX STORM DRAIN INLET
		EX SANITARY SEWER MANHOLE
		EX FIRE HYDRANT
		EX FOUND MONUMENT
		EX TREE
		EX JOINT POLE

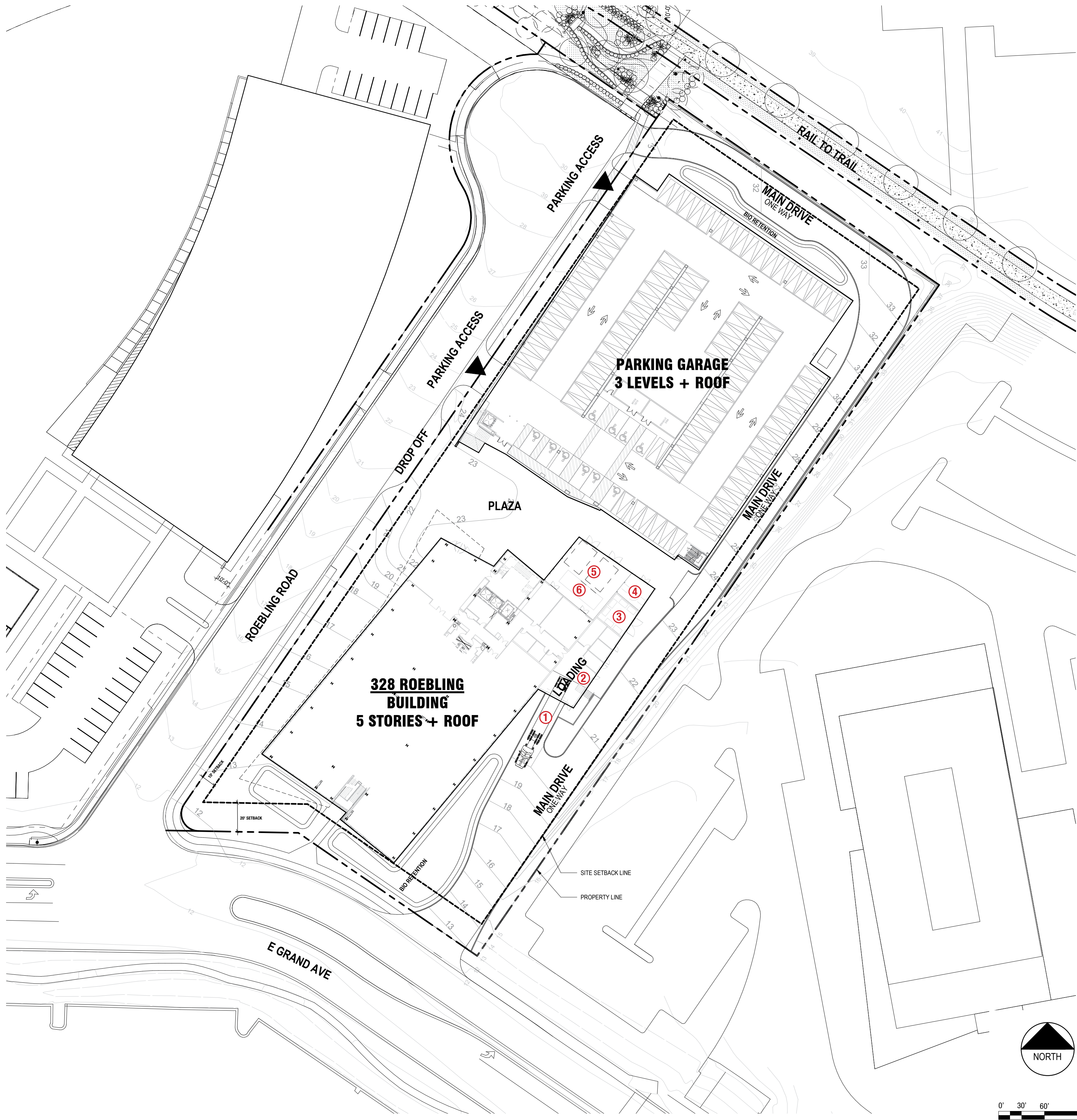
ABBREVIATIONS

BLDG	BUILDING
COMM	COMMUNICATION
EX, (E)	EXISTING
FO	FIBER OPTIC
FS	FIRE SERVICE
G	GAS
L	LENGTH
MON	MONUMENT
PROP	PROPOSED
PAE	PUBLIC ACCESS EASEMENT
PUE	PUBLIC UTILITY EASEMENT
(R)	RECORD
RM	RECORD MAP
ROW	RIGHT OF WAY
SD	STORM DRAIN
SDCO	STORM DRAIN CLEANOUT
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER
SSFM	SANITARY SEWER FORCEMAIN
SSMH	SANITARY SEWER MANHOLE
W	WATER
W.O.E.	WIRE OVERHANG EASEMENT



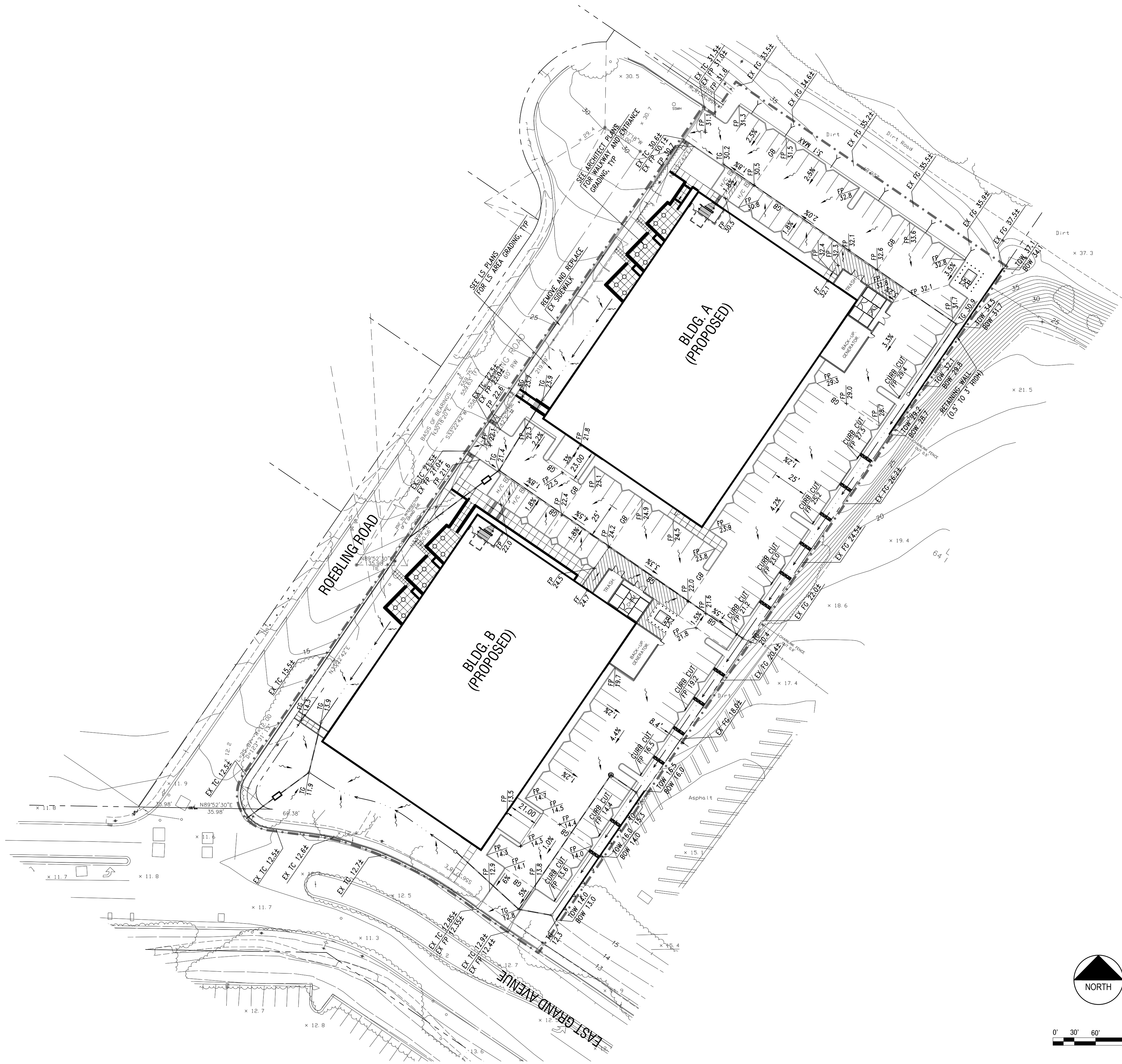
PROJECT DATA

LOT AREA:	2.97 ACRES
BUILDING:	
F.A.R.:	.81
BUILDING AREA:	105,538 SF
BUILDING A:	52,768 SF
BUILDING B:	52,768 SF
TOTAL AREA:	105,538 SF
PARKING:	
PARKING REQUIRED AT 2.8/1,000 SF	296 STALLS
SURFACE PARKING	123 STALLS
BASEMENT GARAGE BUILDING A	73 STALLS
BASEMENT GARAGE BUILDING B	73 STALLS
TOTAL PARKING PROVIDED	296 STALLS
ACCESSIBLE PARKING PROVIDED AT 2% OF TOTAL	8 STALLS



PROJECT DATA	
LOT AREA:	2.97 ACRES
BUILDING	
F.A.R.	1.0
BUILDING AREA	129,919 SF
PARKING	
PARKING REQUIRED AT 2.8/1,000 SF	364 STALLS
GARAGE	
LEVEL AT GRADE	50 STALLS
LEVEL 2	127 STALLS
LEVEL 3	130 STALLS
ROOF	57 STALLS
TOTAL	364 STALLS
ACCESSIBLE PARKING REQUIRED AT 2% OF TOTAL	8 STALLS
ACCESSIBLE PARKING SPACES	6 STALLS
ACCESSIBLE VAN PARKING	2 STALLS
TOTAL ACCESSIBLE PARKING	8 STALLS

- SERVICE YARD
- 1. TRUCK BAY
 - 2. DOCK LEVELER
 - 3. COVERED TRASH AND RECYCLING
 - 4. CHEM. STORAGE ENCLOSURE WITH CONCRETE PAD
 - 5. TRANSFORMERS WITH ENCLOSURE AND CONCRETE PAD
 - 6. GENERATOR WITH ENCLOSURE AND CONCRETE PAD

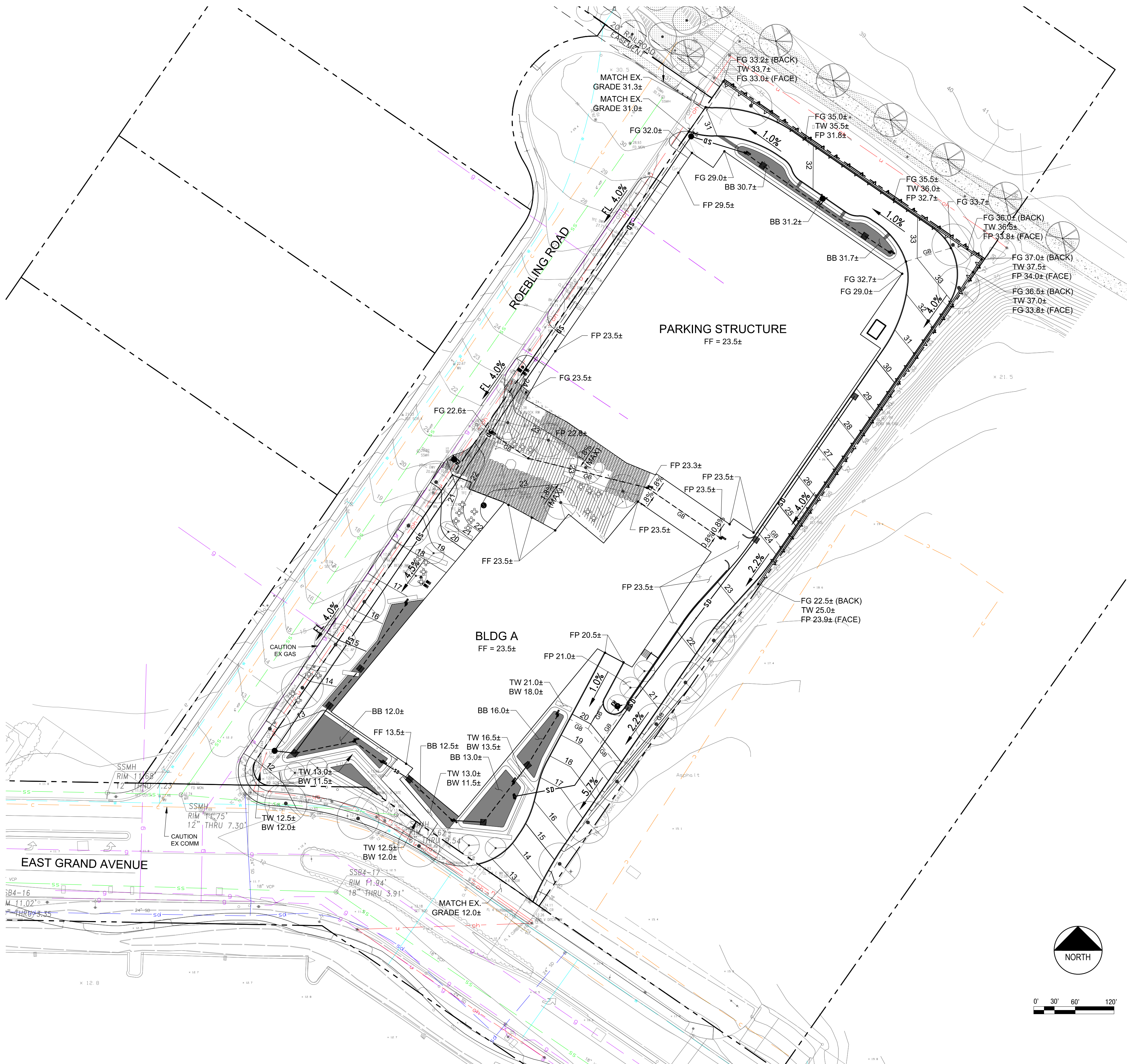


LEGEND

	VEGETATED SWALE
	SITE PROPERTY LINE
	LIMIT OF WORK
	STORM DRAIN PIPE
	DIRECTION OF DRAINAGE
	SLOPE
	CATCH BASIN
	BUBBLE UP
	SAND MEDIA FILTER
	CHECK DAM

ABBREVIATIONS

BOW	BOTTOM OF WALL
EX	EXISTING
FF	FINISHED FLOOR
FG	FINISHED GRADE
FP	FINISHED PAVEMENT
GB	GRADE BREAK
LS	LANDSCAPE
RET.	RETAINING
TC	TOP OF CURB
TG	TOP OF GRATE
TOW	TOP OF WALL
TYP	TYPICAL

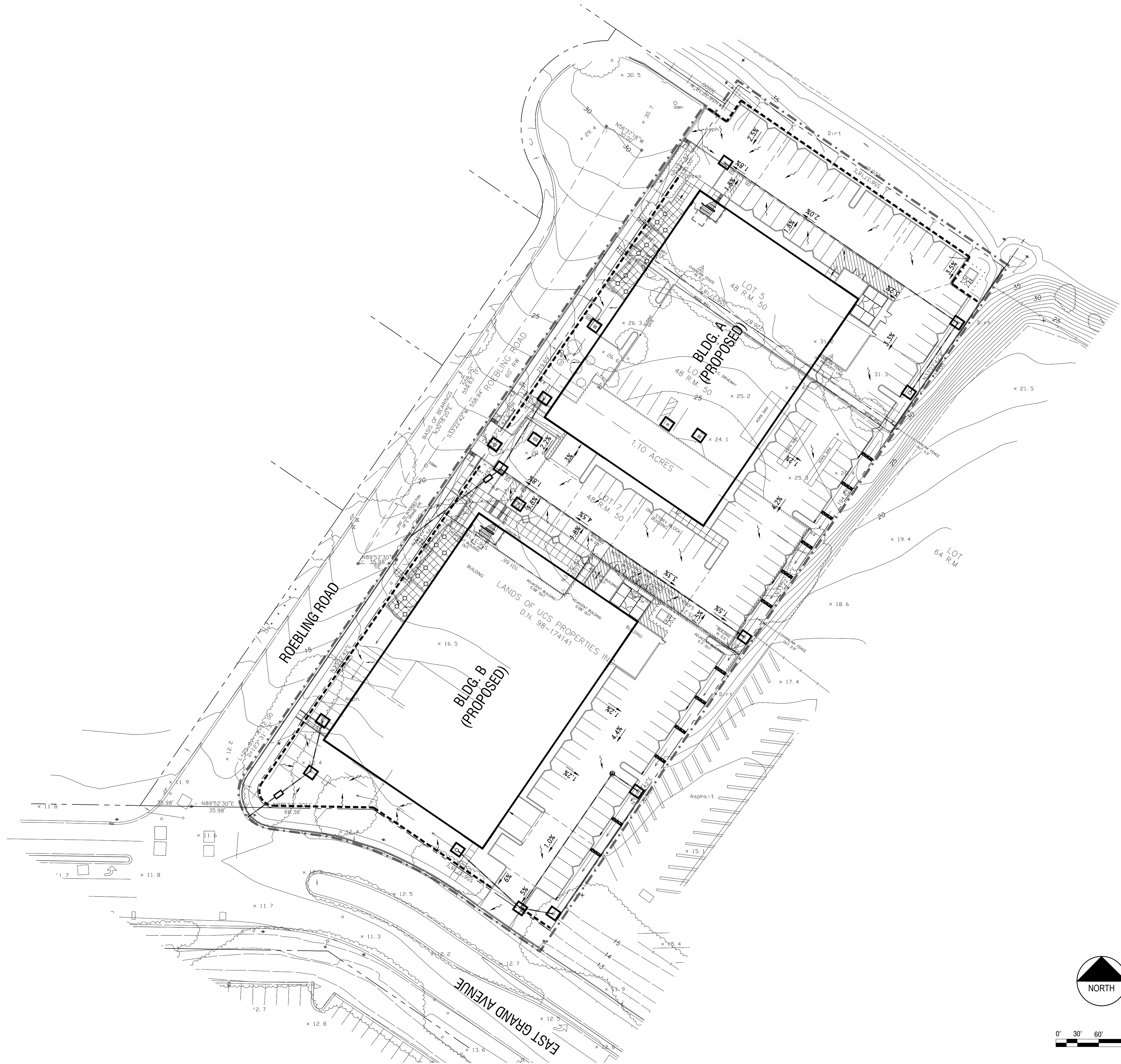


LEGEND

- PROPERTY LINE
- EASEMENT LINE
- PROP SPOT ELEVATION
- PROP SURFACE SLOPE
- PROP GRADE BREAK
- EX CABLE/COMM
- EX GAS
- EX STORM DRAIN
- EX SANITARY SEWER
- EX WATER
- PROP STORM DRAIN
- BIORETENTION
- PROP PERFORATED SUBDRAIN
- PROP STORM DRAIN INLET
- GRADE BREAK

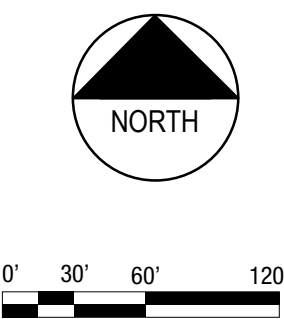
ABBREVIATIONS

- | | |
|---------|----------------------------|
| BB | BOTTOM OF BIORETENTION |
| BLDG | BUILDING |
| BW | BOTTOM OF WALL |
| COMM | COMMUNICATION |
| EX, (E) | EXISTING |
| FF | FINISHED FLOOR |
| FG | FINISHED GRADE (SOFTSCAPE) |
| FO | FIBER OPTIC |
| FP | FINISHED PAVEMENT |
| G | GAS |
| HP | HIGH POINT |
| LP | LOW POINT |
| PROP | PROPOSED |
| PUE | PUBLIC UTILITY EASEMENT |
| (R) | RECORD |
| SD | STORM DRAIN |
| SDCO | STORM DRAIN CLEANOUT |
| SDMH | STORM DRAIN MANHOLE |
| TC | TOP OF CURB |
| TW | TOP OF WALL |



LEGEND

	SITE PROPERTY LINE
	SEDIMENT CONTROL DEVICE ALL EXISTING PERIMETER CATCH BASINS
	SILT FENCE
	FIBER ROLL WATTLE
	VEGETATED SWALE
	LIMIT OF WORK
	DRAINAGE DIRECTION
	CATCH BASIN
	BUBBLE UP
	SAND MEDIA FILTER
	CHECK DAM



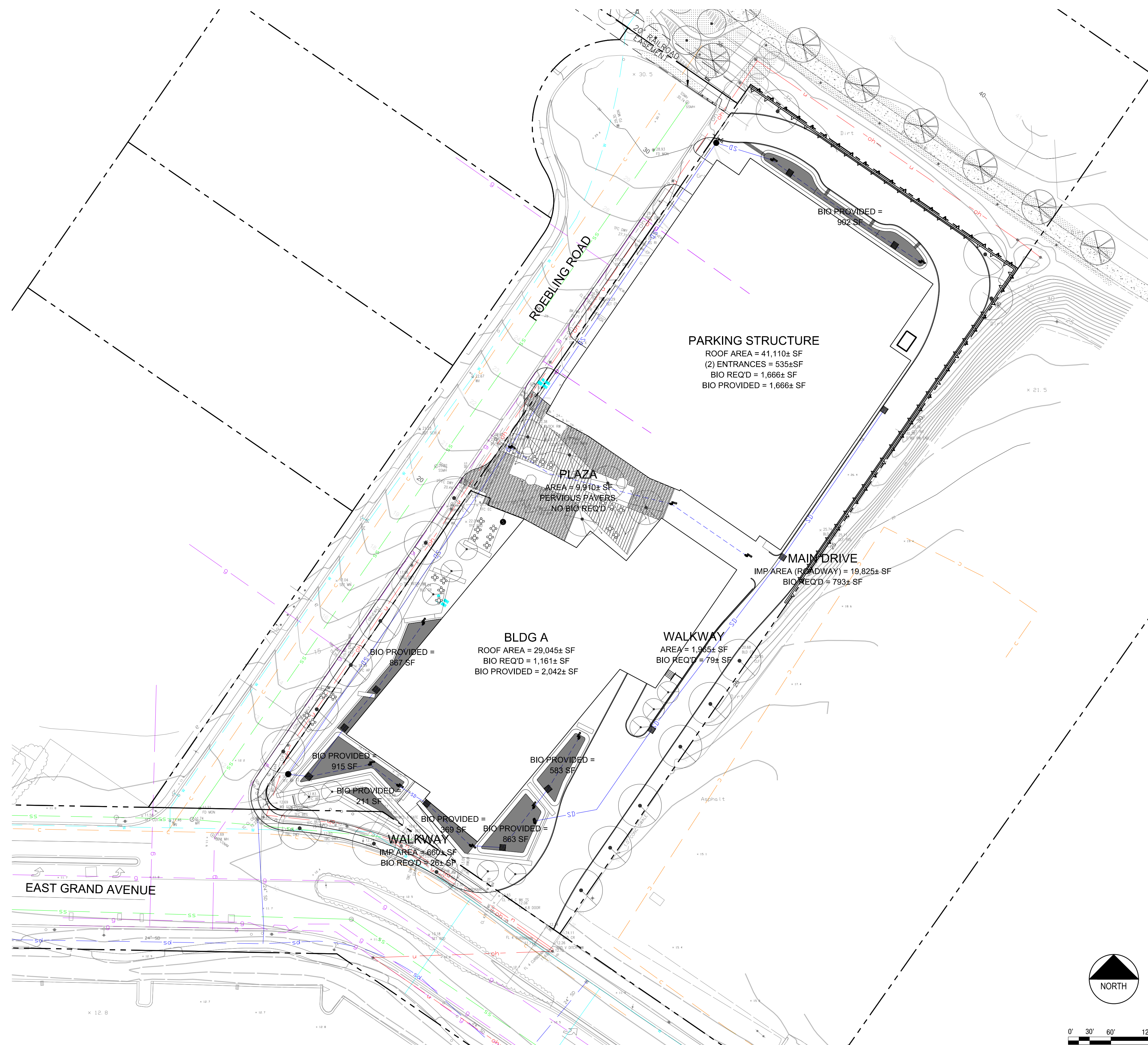


LEGEND

	PROPERTY LINE
	EX EASEMENT LINE
	LIMIT OF WORK
	ROLL
	FIBER ROLL WATTLE
	STORM DRAIN INLET
	INLET PROTECTION
	CONSTRUCTION ENTRANCE/ TIRE WASH AREA
	CONCRETE WASH OUT
	DISTURBED AREA
	EXISTING CONTOUR

ABBREVIATIONS

AC	ASPHALT CONCRETE
AD	AREA DRAIN
BC	BACK OF CURB
BOT	BOTTOM
CONC	PORTLAND CEMENT CONCRETE
DTL	DETAIL
E, EX	EXISTING
FH	FIRE HYDRANT
GB	GRADE BREAK
PROP	PROPOSED
SD	STORM DRAIN
SL	STREET LIGHT



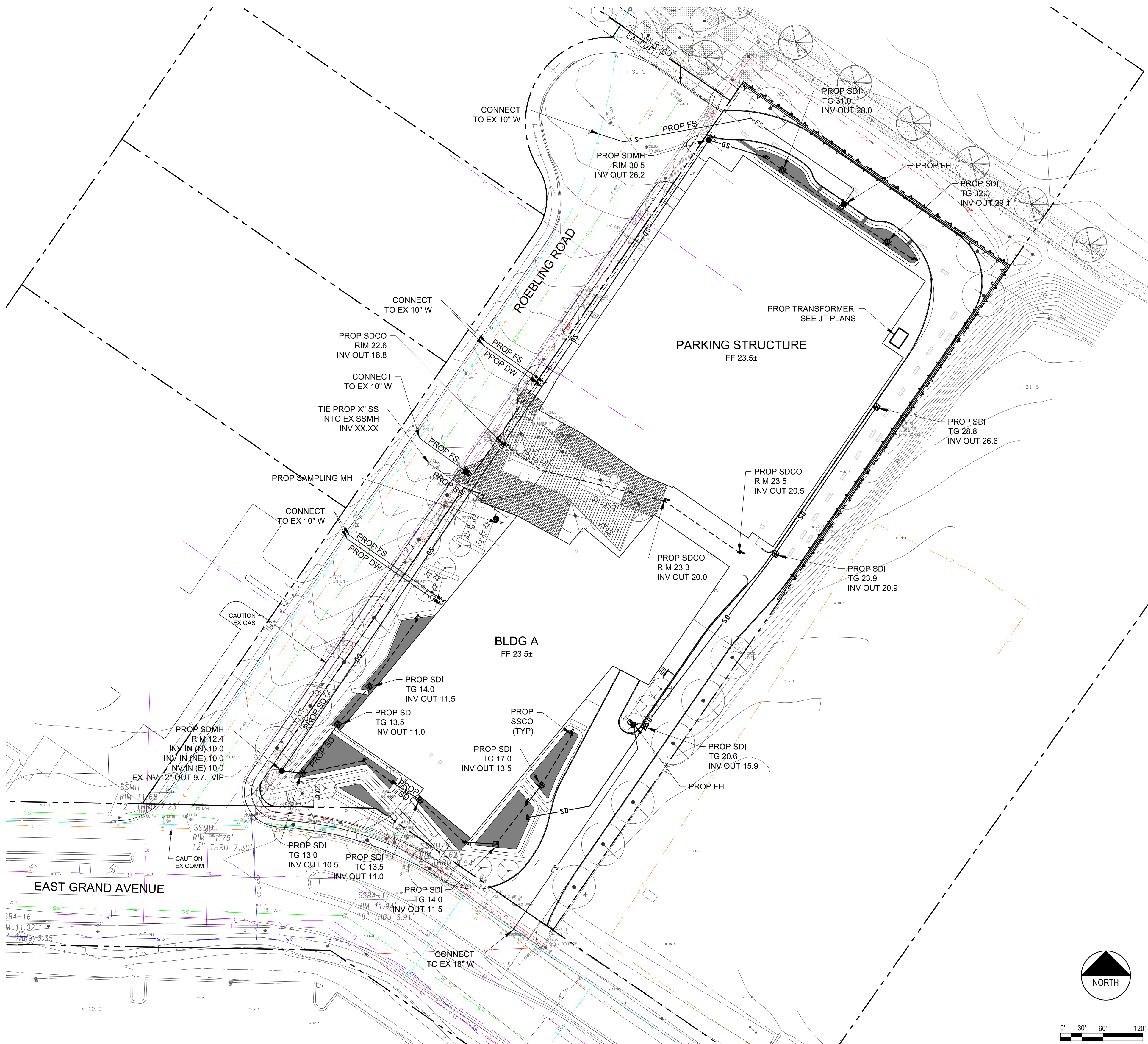
LEGEND

The diagram illustrates a road cross-section with various utility lines and features. The labels and their corresponding lines are as follows:

- PROPERTY LINE**: Indicated by a dashed line at the top.
- EASEMENT LINE**: Indicated by a dashed line below the property line.
- PROP SPOT ELEVATION**: A point labeled "FP X.X" connected to the easement line.
- PROP SLOPE**: A horizontal arrow labeled "X%" indicating the slope.
- PROP DMA BOUNDARY**: Indicated by a dashed line below the slope.
- EX CABLE/COMM**: A dashed orange line labeled "c".
- EX GAS**: A dashed purple line labeled "g".
- EX STORM DRAIN**: A dashed blue line labeled "sd".
- EX SANITARY SEWER**: A dashed green line labeled "ss".
- EX WATER**: A dashed cyan line labeled "w".
- PROP STORM DRAIN**: A solid blue line labeled "SD".
- BIORETENTION**: A rectangular area with a grey fill, labeled "spco" below it.
- PROP PERFORATED SUBDRAIN**: A dashed line at the bottom, labeled "spco" below it.

ABBREVIATIONS

BLDG	BUILDING
BW	BOTTOM OF WALL
DMA	DRAINAGE MANAGEMENT AREA
EX, (E)	EXISTING
FF	FINISHED FLOOR
FG	FINISHED GRADE (SOFTSCAPE)
FP	FINISHED PAVEMENT
HP	HIGH POINT
LP	LOW POINT
PROP	PROPOSED
PUE	PUBLIC UTILITY EASEMENT
(R)	RECORD
SD	STORM DRAIN
SDCO	STORM DRAIN CLEANOUT
SDMH	STORM DRAIN MANHOLE
TC	TOP OF CURB
TW	TOP OF WALL



LEGEND

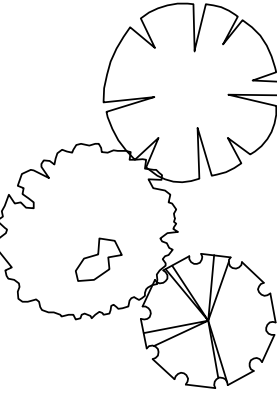
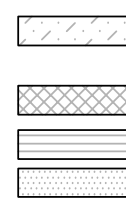
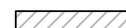
	PROPERTY LINE
	EASEMENT LINE
	EX CABLE/COMM
	EX GAS
	EX STORM DRAIN
	EX SANITARY SEWER
	EX WATER
	PROP STORM DRAIN
	PROP SUBDRAIN
	PROP SANITARY SEWER
	PROP DOMESTIC WATER
	PROP FIRE SERVICE
	EX STORM DRAIN MANHOLE
	PROP STORM DRAIN MANHOLE
	EX STORM DRAIN INLET
	PROP STORM DRAIN INLET
	EX SANITARY SEWER MANHOLE
	PROP SANITARY SEWER MANHOLE
	PROP BACKFLOW PREVENTER
	EX FIRE HYDRANT
	PROP HYDRANT
	PROP WATER METER
	PROP FIRE DEPARTMENT CONNECTION

ABBREVIATIONS

BFP	BACKFLOW PREVENTER
BLDG	BUILDING
DW	DOMESTIC WATER
EX, (E)	EXISTING
FH	FIRE HYDRANT
FL	FLOWLINE
FO	FIBER OPTIC
FS	FIRE SERVICE
G	GAS
INV	INVERT
PROP	PROPOSED
PUE	PUBLIC UTILITY EASEMENT
(R)	RECORD
SD	STORM DRAIN
SDCO	STORM DRAIN CLEANOUT
SDI	STORM DRAIN INLET
SDMH	STORM DRAIN MANHOLE
SO	SIDE OPENING
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
TG	TOP OF GRATE
TYP	TYPICAL
W	WATER

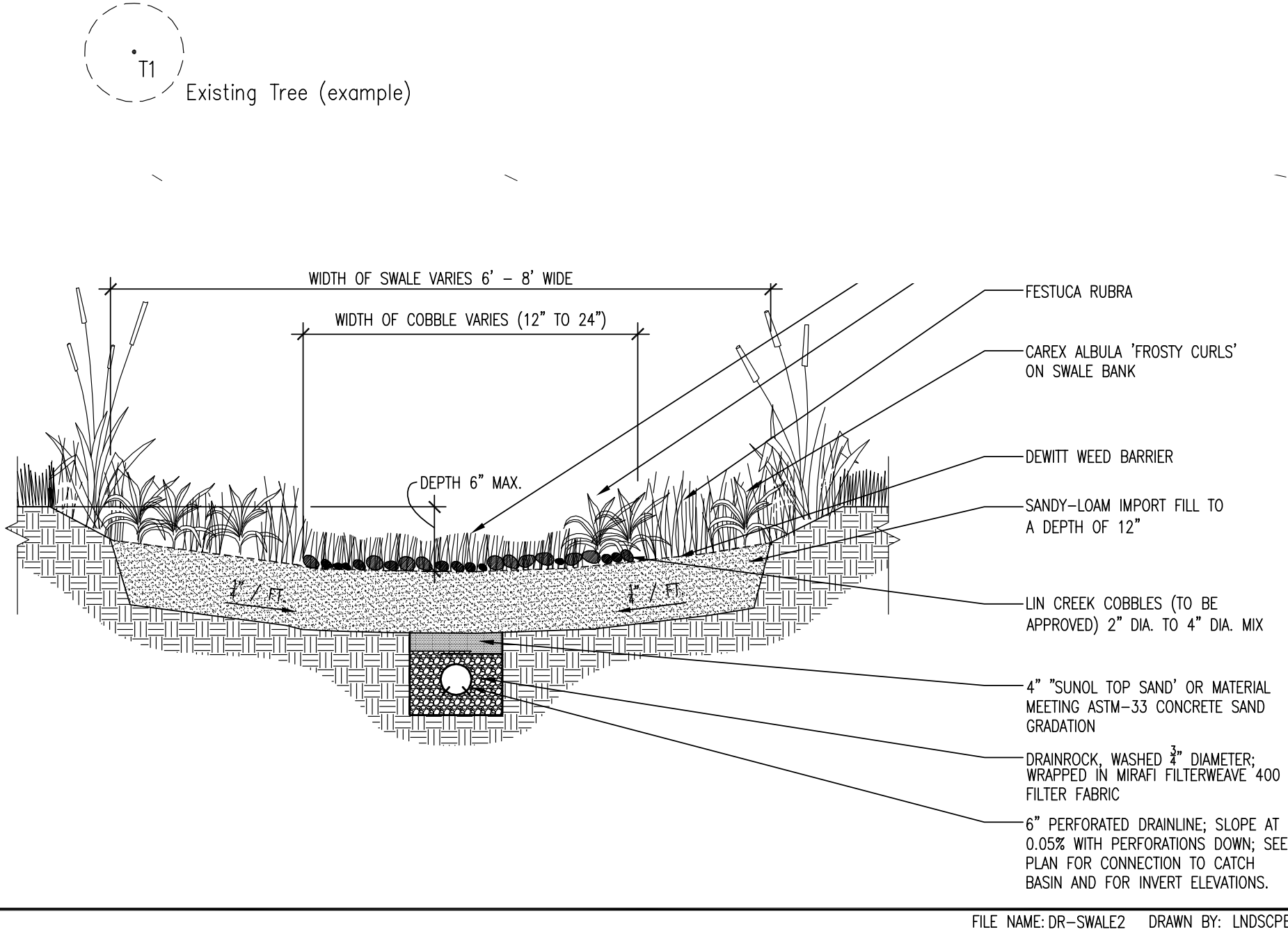


PROPOSED PLANT LIST:

	TREES				
	BOTANICAL NAME	COMMON NAME	MATURE SIZE	NOTES	
	Metrosideros excelsus	New Zealand Christmas Tree	30' x 30'	24-box	
	Platanus acerifolia 'Columbia'	London Plane Tree	30' x 45'	24-box	
	Tristania conferta	Brisbane Box	20' x 30'	24-box	
	SHRUBS				
	BOTANICAL NAME	COMMON NAME	MATURE SIZE	NOTES	
	Abelia grandiflora 'Edward Goucher'	Glossy Abelia	5' x 5'	--	
	Agapanthus orientalis	Lily of the Nile	3' x 2'	--	
	Calamagrostis brachytricha	Reed Grass	2' x 2'	In swale	
	Carex a. 'Frosty Curls'	Hair Sedge	1'-6" x 1'-6"	In swale	
	Correa 'Dusky Bells'	Australian Fuchsia	4' x 2'	--	
	Dietes vegata	Fortnight Lily	3' x 3'	--	
	Elymus magellanicus	Magellan Wheatgrass	1'-6" x 1'-6"	--	
	Dodonaea viscosa 'Purpurea'	Hopseed Bush	10' x 10'	--	
	Hemerocallis hyb. (yellow)	Daylily	2' x 1'	Evergreen	
	Miscanthus sinensis 'Morning Light'	Japanese Silver Grass	3' x 4'	--	
	Pennisetum setaceum 'Rubrum'	Purple Fountain Grass	3' x 3'	--	
	Phormium 'Dusky Chief'	New Zealand Flax	4' x 4'	--	
	Phormium 'Sundowner'	New Zealand Flax	6' x 6'	--	
	Pittosporum tenuifolium	Pittosporum	6' x 8'	--	
		GROUNDCOVER			
		COMMON NAME	MATURE SIZE	NOTES	
	Coprosma kirkii	Coprosma	2' x 4'	--	
	Osteospermum fruticosum	Trailing African Daisy	6" x 2'	--	
	Rosa (light pink)	Carpet Rose	2' x spreading	--	

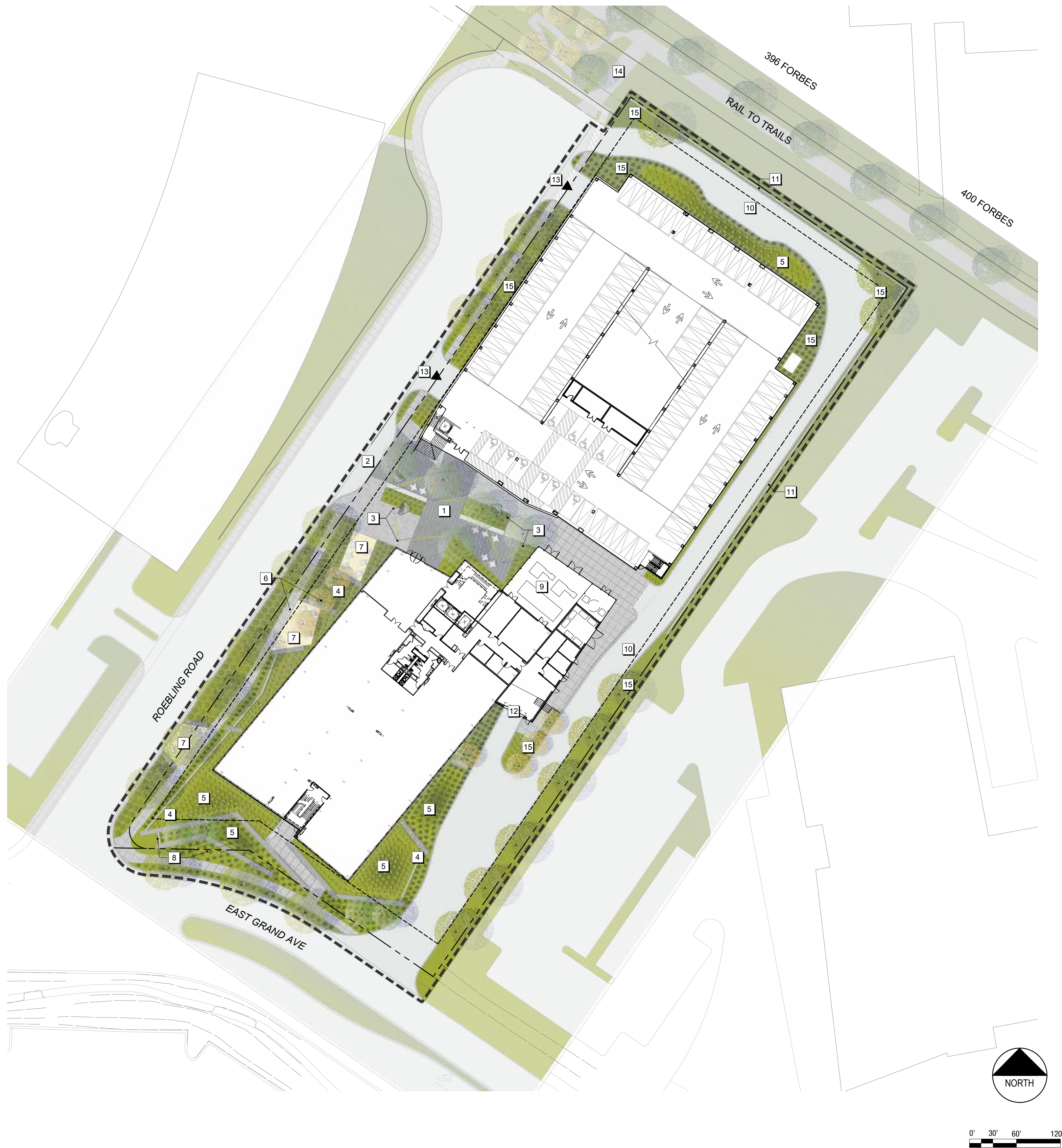
EXISTING TREES:

NO.	BOTANICAL NAME	COMMON NAME	DIA.	SIZE	STATUS	NOTES
T1	Pinus radiata	Monterey Pine	15"	45' x 30'	TR	Off site
T2	Pinus radiata	Monterey Pine	22"	45' x 30'	TR	Off site
T3	Metrosideros excelsus	New Zealand Christmas Tree	16"	30' x 30'	TR	On site
T4	Metrosideros excelsus	New Zealand Christmas Tree	12"	20' x 20'	TR	On site
T5	Metrosideros excelsus	New Zealand Christmas Tree	12"	20' x 20'	TR	On site
T6	Metrosideros excelsus	New Zealand Christmas Tree	10"	15' x 15'	TR	On site



FILE NAME: DR-SWALE2 DRAWN BY: LANDSCAPE

01 VEGETATED BIO-SWALE
1/2"=1'-0" (24)



LEGEND

- Limit of Work
- Property Line

ZONE 1: MAIN PLAZA

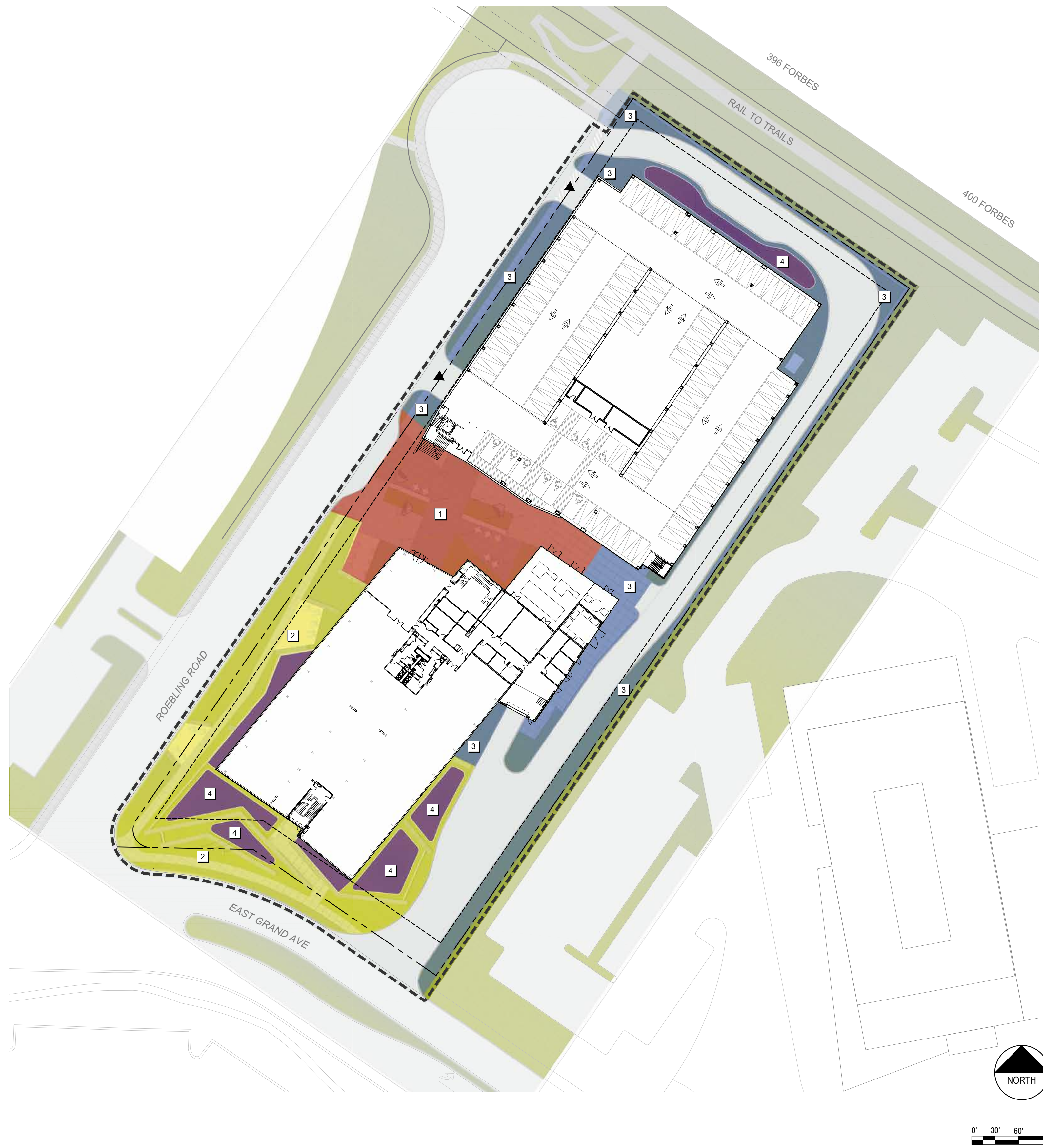
- 1 Plaza Gathering Spaces**
 - Varied concrete unit paver patterns, accentuating circulation from parking garage to office lobby and programmatic "bar" of seating on east-west axis.
 - Seating areas arranged in a programmatic "bar" of activity. Circulation cuts through on north-south axis.
 - Gabion wall motif from frontage space continues into plaza. Short utilitarian walls with average 18"-24" height.
 - Possible sculptural seating elements add whimsy to the urban setting.
 - Limited planting areas create generous plaza space for gathering and impromptu events (e.g. vendor tents)
- 2 Drop Off / Loading Zone**
 - Curb-cut loading zone area, striped for loading zone only.
 - Plaza is largely open to drop-off area which becomes a natural extension of the plaza. Concrete unit pavers & concrete banding extend to face of curb to enhance spatial gesture.
- 3 Vertical Elements**
 - Tapered aluminum poles varying 10'-20' heights positioned throughout plaza, cable strung between. LED linear lights connected to table, vines planted at base of some of the poles. Relationship to architectural elements (parking garage screen, window fins)
 - Plaza trees with delicate canopies allow sunlight and reflected light from building facade into the plaza seating areas.

ZONE 2: STREET FRONTAGE

- 4 Terraced Landscape Plantings**
 - Gabion walls march through site on east-west axis, mediating substantial grade change from frontage to rear property line.
 - Gabion walls slide past each other to conceal a site ramp at egress stairs while obscuring access (doors are intended for emergency exit only), on E. Grand Ave. frontage.
 - Stormwater treatment planters along face of building, located at upper terrace level. Low CMU block retaining walls 2'-4' high run perpendicular to gabion walls to create terraces, the top of walls stepping down with grade.
- 5 Stormwater Treatment Planters**
 - Stormwater treatment areas consistent with South San Francisco C3 requirements.
 - Mix of swales, rain gardens and flow-through planters.
 - Stormwater treatment areas planted with species that are adapted to occasionally wet conditions and flooding during large storm events.
- 6 Pathway and Site Elements**
 - Sidewalk diverges from curb and into site, creating varied planting areas and gathering spaces. Gentle meander along frontage. Walk follows slope of street, and levels out at gathering areas. Longitudinal slope does not exceed 5%, cross-slope less than 2%.
 - Possible columnar trees at facade to mitigate between human scale and building scale.
 - Roadway lighting at Roebeling, possible pedestrian lighting mounted to the same poles to achieve egress requirements. Supplement roadway standards with light columns.
- 7 Passive Seating Areas**
 - Possible DG seating areas, conc. unit pavers or integral color concrete to distinguish seating areas from concrete sidewalk.
 - Embedded tables and chairs, 25% ADA accessible.
- 8 Site Flagpoles and Signage**
 - Possible flagpoles at E. Grand Ave. frontage.
 - Possible building signage integrated into prominent gabion walls, in direction of travel from nearby highway exits.

ZONE 3: PERIMETER, SERVICE AREA & RAILS-TO-TRAILS

- 9 Service Areas and Site Equipment**
- 10 Emergency Vehicle Access and Drive**
 - 28' wide loop per South San Francisco standards
 - Drive loops around site perimeter, providing required access to all buildings.
 - Existing cul-de-sac to remain at terminus of Roebeling Rd.
- 11 Perimeter Retaining Walls**
 - Concrete retaining walls (or possible gabion walls) at back-of-curb, along southeast and northeast property line.
- 12 Loading Docks**
 - Sufficient space for WB65 access/ exit via perimeter access drive.
- 13 Parking Garage Entry / Exit (Vehicular)**
- 14 Rails-to-Trails**
 - Connections to planned walking / bike trail, connecting to South San Francisco CalTrain station. Trail by others.
- 15 Perimeter Planting Areas**



LEGEND

- Limit of Work
- Property Line

1 ZONE 1: MAIN PLAZA

- TREES
- Cordyline indivisa*
 - Gleditsia triacanthos*
- PERENNIALS & GRASSES
- Asparagus retrofractus*
 - Lomandra longifolia* 'Breeze'
 - Lomandra longifolia* 'Nyalla'
 - Lomandra longifolia* 'Lime Tuff'
- Mountain Cabbage Tree
 - Honey Locust
 - Ming Asparagus Fern
 - Dwarf Mat Rush
 - Nyalla Mat Rush
 - Lime Tuff Lomandra

2 ZONE 2: STREET FRONTAGE

- TREES
- Alnus rhombifolia*
 - Olea europaea* 'Wilsonii'
- SHRUBS
- Rosmarinus officinalis* 'Prostratus'
 - Salvia microphylla* 'Hot Lips'
 - Salvia greggii* 'Pink'
- PERENNIALS & GRASSES
- Asparagus retrofractus*
 - Eschscholzia californica*
 - Erigeron karvinskianus*
 - Festuca rubra*
 - Lomandra longifolia* 'Breeze'
 - Lomandra longifolia* 'Nyalla'
 - Lomandra longifolia* 'Lime Tuff'
- White Alder
 - Wilson Olive Tree
 - Trailing Rosemary
 - Hot Lips Salvia
 - Pink Texas Sage
 - Ming Asparagus Fern
 - California Poppy
 - Santa Barbara Daisy
 - Red Fescue
 - Dwarf Mat Rush
 - Nyalla Mat Rush
 - Lime Tuff Lomandra

3 ZONE 3: PERIMETER, SERVICE AREA AND RAILS-TO

- TREES
- Aesculus californica*
 - Populus nigra*
 - Alnus rhombifolia*
- SHRUBS
- Cistus x hybridus*
 - Pittosporum tenuifolium* 'Silver Sheen'
 - Rhamnus californica* 'Eve Case'
- PERENNIALS & GRASSES
- Achillea millefolium*
 - Chondropetalum tectorum*
- California Buckeye
 - Black Poplar
 - White Alder
 - White Rockrose
 - Silver Sheen Kohuhu
 - Coffeeferry
 - White Flowering Yarrow
 - Cape Rush

4 STORMWATER TREATMENT PLANTERS

- PERENNIALS & GRASSES
- Carex barbarae*
 - Chondropetalum tectorum*
 - Festuca rubra*
 - Juncus pallidus*
- Santa Barbara Sedge
 - Cape Rush
 - Red Fescue
 - Great Pale Rush



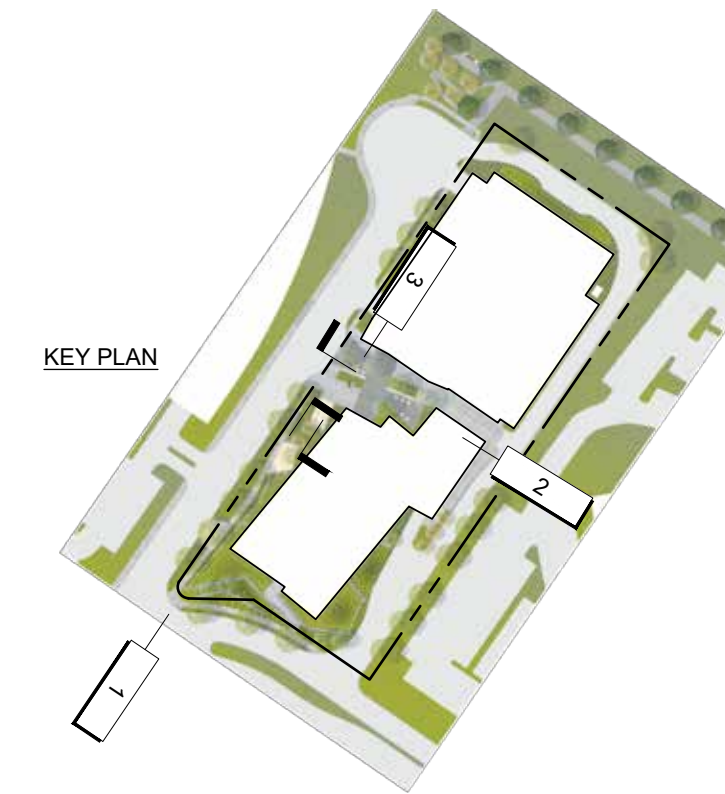
③ MAIN PLAZA ENTRY



② MAIN PLAZA



① ROEBLING RD. FACADE



TREES



SHRUBS & GROUNDCOVERS



PERENNIALS & GRASSES



MASTER PLANTING SCHEDULE

TREES		
A	AESCULUS CALIFORNICA	CALIFORNIA BUCKEYE
B	ALNUS RHOMBIFOLIA	WHITE ALDER
	ARBORDYLINE INDIVISA	MOUNTAIN CABBAGETREE
C	GLEDITSIA TRIACANTHOS	HONEY LOCUST
	MAGNOLIA GRANDIFLORA 'SAMUEL SOMMER'	SOUTHERN MAGNOLIA
D	OLEA EUROPAEA 'WILSONII'	WILSON OLIVE TREE
E	POPULUS NIGRA	BLACK POPLAR
SHRUBS		
F	CISTUS X HYBRIDUS	WHITE ROCKROSE
	PITTOSPORUM TENUIFOLIUM 'SILVER SHEEN'	SILVER SHEEN KOHUHU
G	RHAMNUS CALIFORNICA 'EVE CASE'	COFFEEBERRY
	ROSMARINUS OFFICINALIS 'PROSTRATUS'	TRAILING ROSEMARY
H	SALVIA MICROPHYLLA 'HOT LIPS'	HOT LIPS SALVIA
	SALVIA GREGGII 'PINK'	PINK TEXAS SAGE
PERENNIALS & GRASSES		
I	ACHILLEA MILLEFOLIUM	WHITE FLOWERING YARROW
J	ASPARAGUS RETROFRACTUS	MING ASPARAGUS FERN
K	CAREX BARBARAE	SANTA BARBARA SEDGE
	CHONDROPETALUM TECTORUM	CAPE RUSH
L	ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY
	ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY
M	FESTUCA RUBRA	RED FESCUE
N	JUNCUS PALLIDUS	GREAT PALE RUSH
	LEYMUS CONDENSATUS 'CANYON PRINCE'	CANYON PRINCE WILD RYE
	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH
O	LOMANDRA LONGIFOLIA 'NYALLA'	NYALLA MAT RUSH
	LOMANDRA LONGIFOLIA 'LIME TUFF'	LIME TUFF LOMANDRA



A NARROW CONCRETE UNIT PAVERS (PEDESTRIAN)
MODEL: 12"X24" ACKERSTONE
COLORS: MIX OF LIGHT, MEDIUM & DARK GREY



B DG STABILIZED FINES (AT SEATING AREAS)
COLOR: TAN



C CONCRETE PAVING
COLORS: VARIES BY LOCATION NATURAL & INTEGRAL
FINISHES: VARIES BY LOCATION, MEDIUM BROOM & EXPOSED AGGREGATE



D BLACK BASALT MULCH (AT BIO-RETENTION AREAS)
RECYCLED BLACK CHIP MULCH (AT REGULAR PLANTING AREAS)



G BURNISHED CMU WALLS
RAKED HORIZONTAL JOINTS. FLUSH VERTICAL JOINTS



H LANDSCAPE ACCENT WALL
LOCATION: AT SERVICE SCREEN



I CONCRETE SEAT WALLS
LOCATION: MAIN PLAZA



J BIKE RACKS, EMBEDDED POSTS



K 'MULTIPLICITY' LITTER & RECYCLING RECEPTACLES
MFR: LANDSCAPE FORMS



L CIRCULAR TABLES & CHAIRS, EMBEDDED FOOTINGS
MFR: LANDSCAPE FORMS, PARC CENTRE TABLES WITH MATCHING SEATS (MODIFIED)



M LED ACCENT LIGHTING (AT BENCH REVEALS)



N TAPERED LIGHT POLES WITH MULTIPLE LUMINAIRES
COLOR: SILVER
HEIGHT: VARIES
MFR/MODEL: 'RAMA' RY1 LANDSCAPE FORMS



O LINEAR LED LIGHTS
SUSPENDED FROM CABLES ABOVE



P PRECAST CONC SCULPTURE
'LUNGO MARE' BY ESCOFET (CONTACT LANDSCAPE FORMS)
COLOR: NATURAL



④ MAIN PLAZA - EYE LEVEL



② STREET FRONTAGE - EYE LEVEL



③ MAIN PLAZA - AERIAL



① STREET FRONTAGE - AERIAL



ENLARGED VICINITY MAP WITH VIEW LOCATIONS



VIEW 1



VIEW 3



VIEW 2



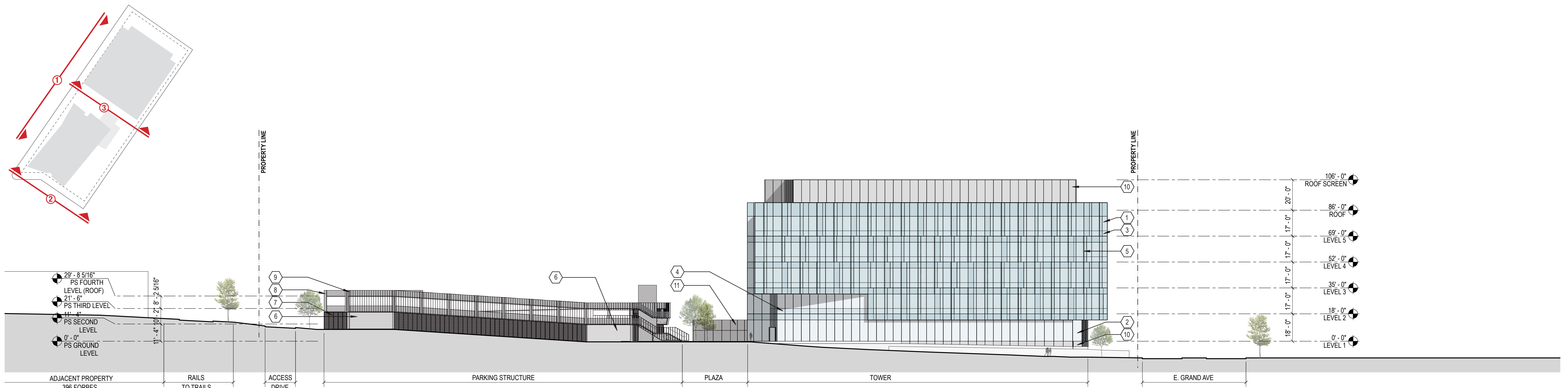
VIEW 4



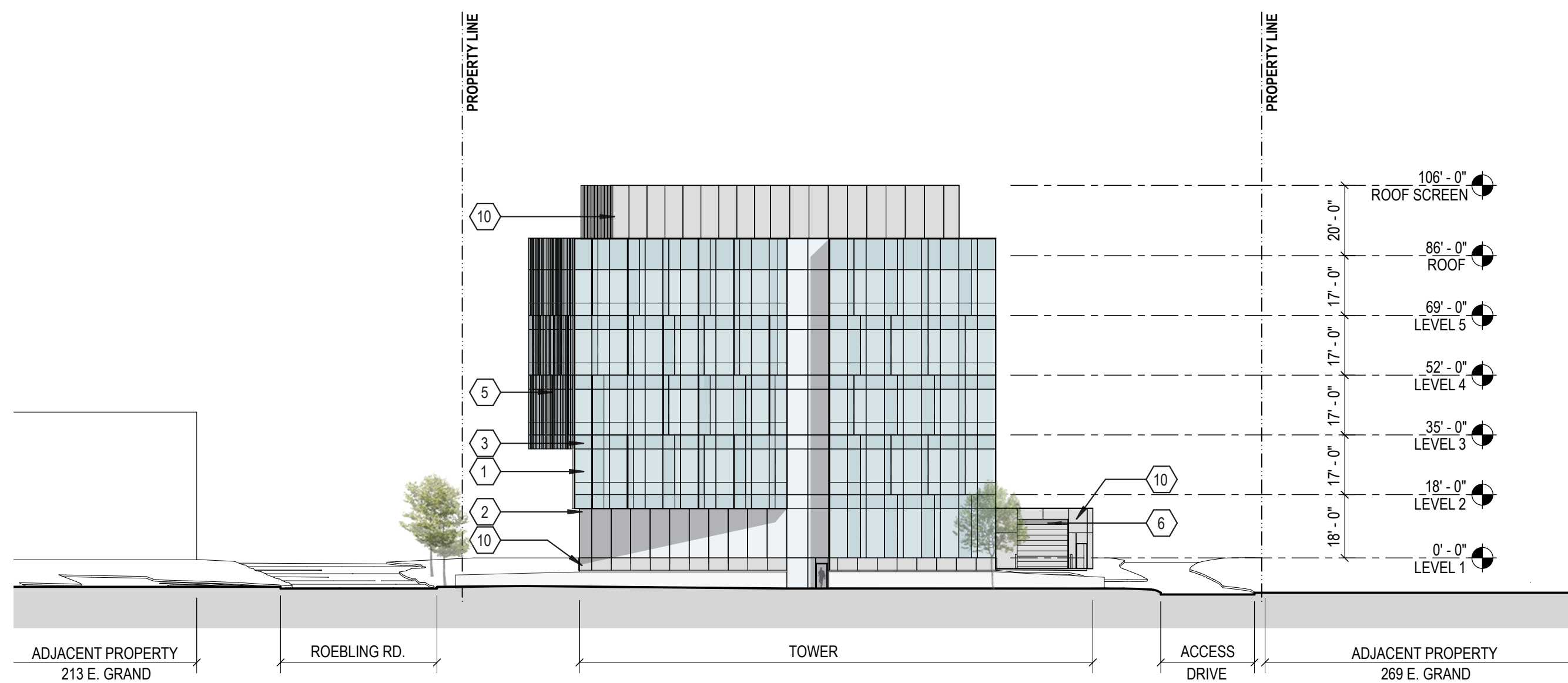
AERIAL VIEW OF SITE - SOUTH



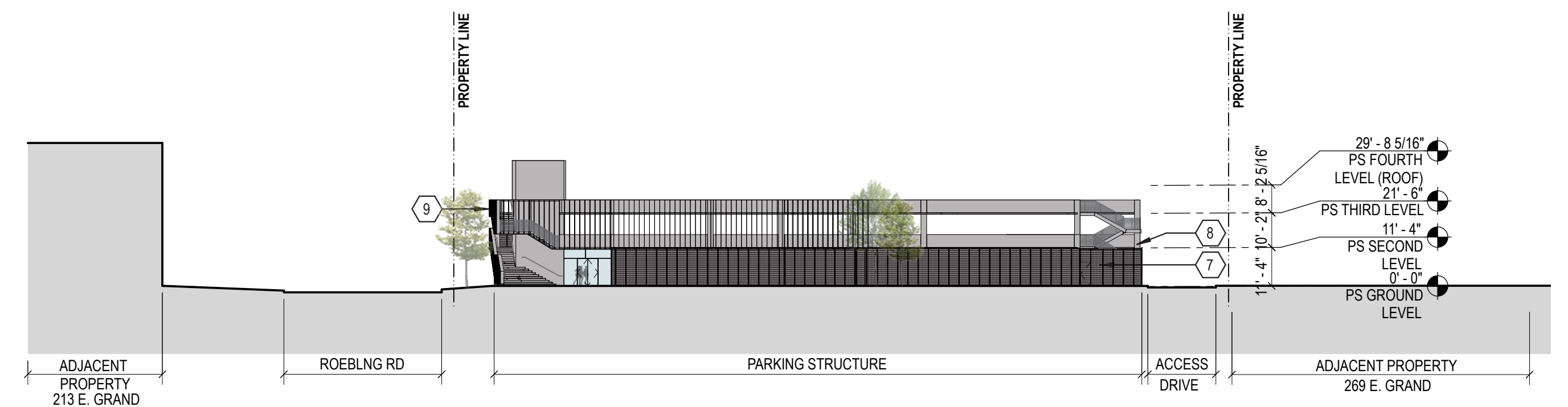
AERIAL VIEW OF SITE - WEST



1 West Elevation - Along Roebling



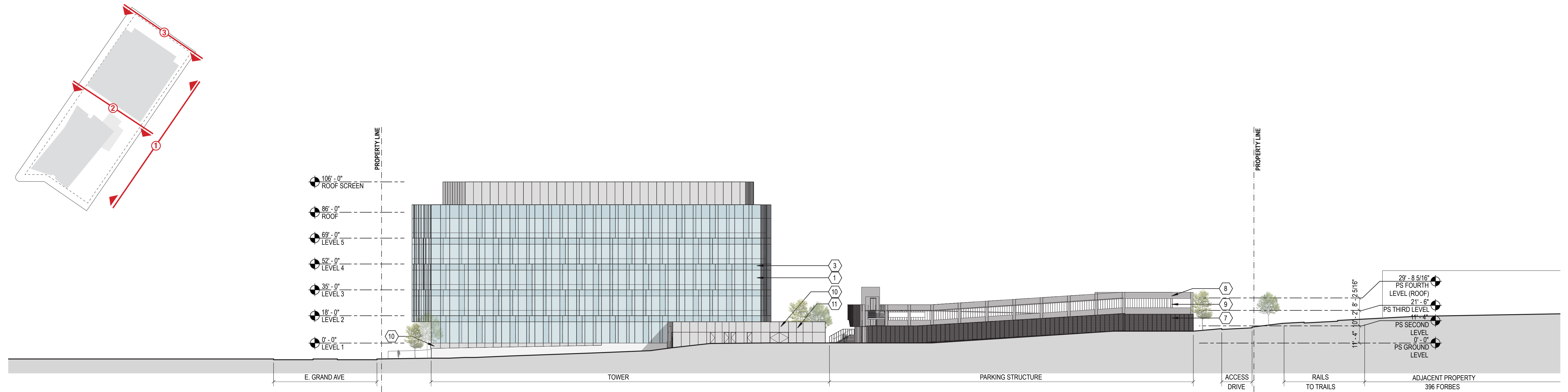
2 South Elevation - Along E. Grand



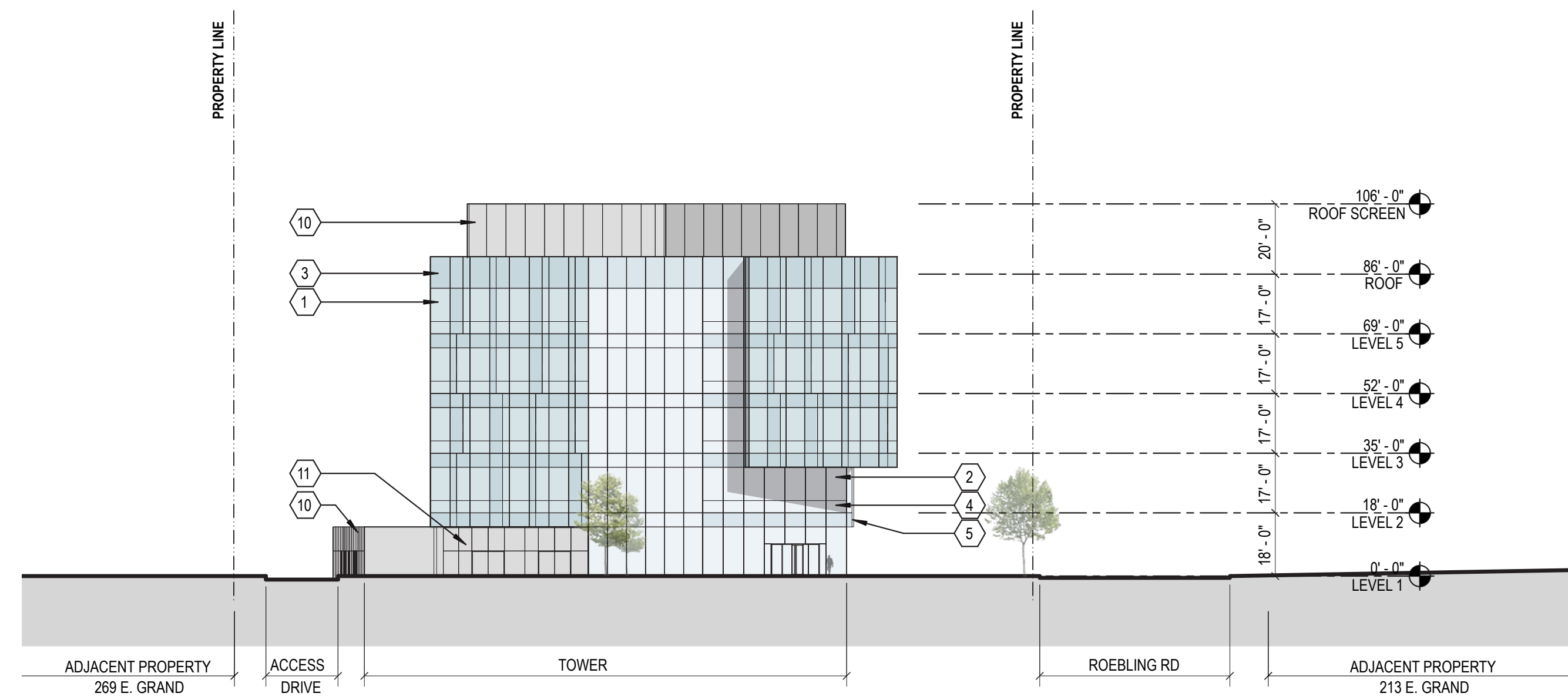
3 South Elevation - Along Plaza

MATERIAL LEGEND

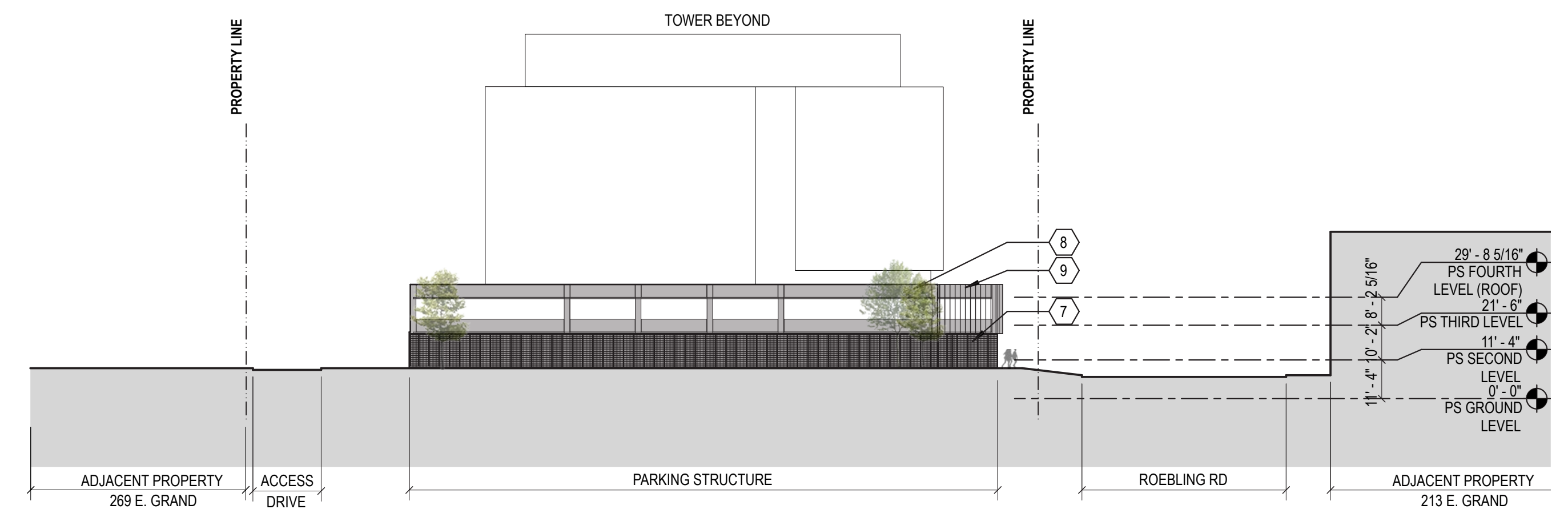
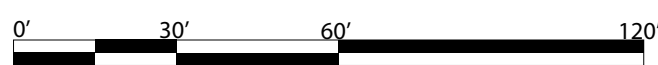
- | | |
|--|---------------------------|
| 1 HIGH PERFORMANCE GLASS | 7 WIRE MESH INFILL PANEL |
| 2 LOW IRON VISION GLASS | 8 STRUCTURAL CONCRETE |
| 3 SHADOW BOX SPANDREL GLASS - HIGH PERFORMANCE GLASS | 9 ALUMINUM FIN |
| 4 SHADOW BOX SPANDREL GLASS - LOW IRON VISION GLASS | 10 SOLID METAL PANEL |
| 5 CURTAIN WALL VERTICAL FIN | 11 PERFORATED METAL PANEL |
| 6 ROLL UP DOOR | |



1 East Elevation - Along Access Drive



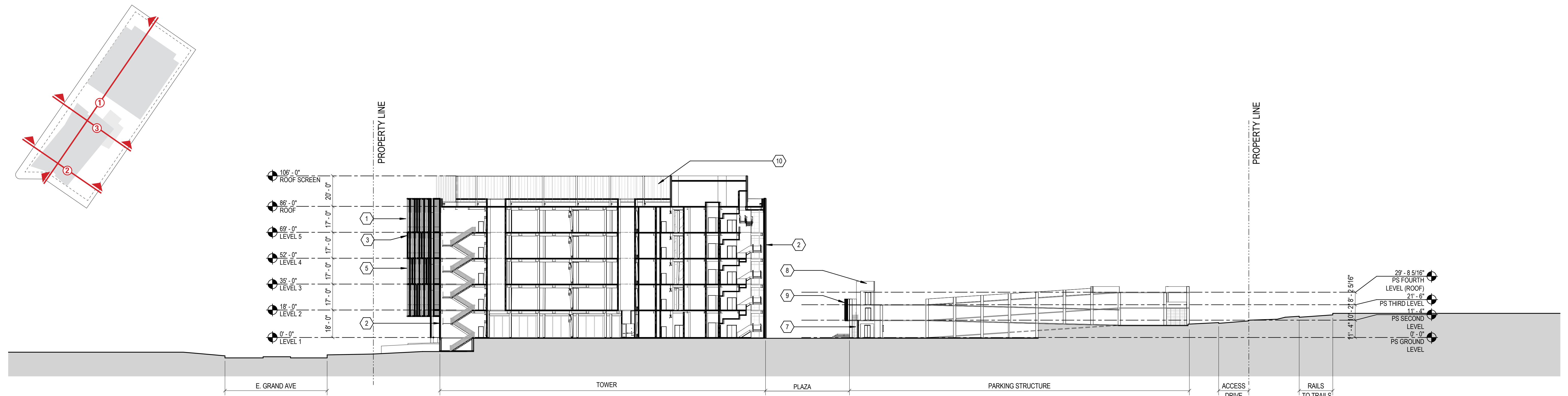
2 North Elevation - Along Plaza



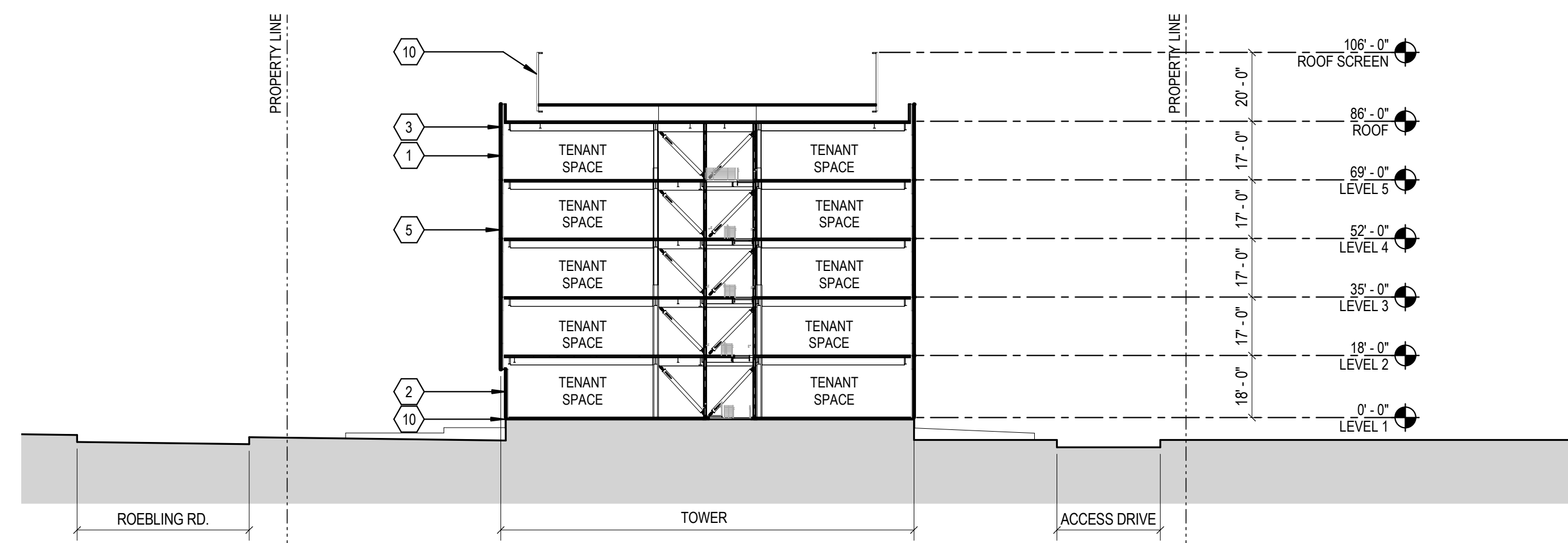
3 North Elevation - Along Rails to Trails

MATERIAL LEGEND

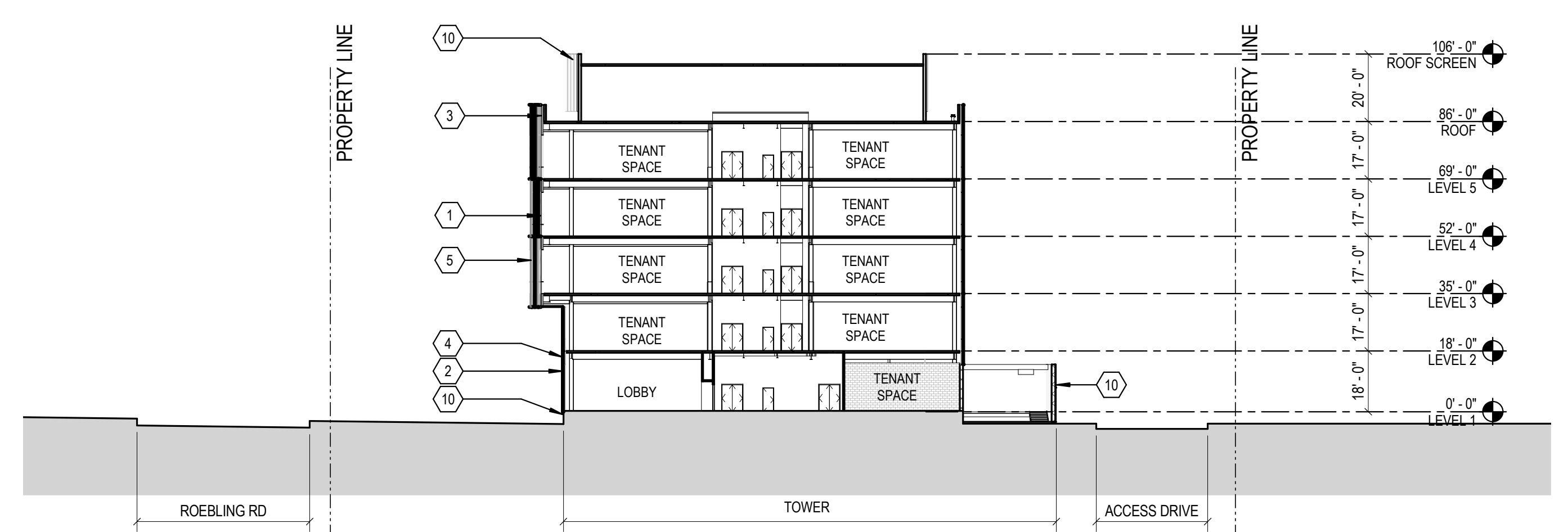
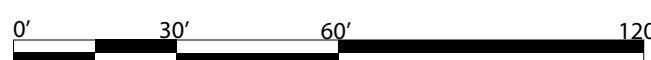
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1 Longitudinal Site Section



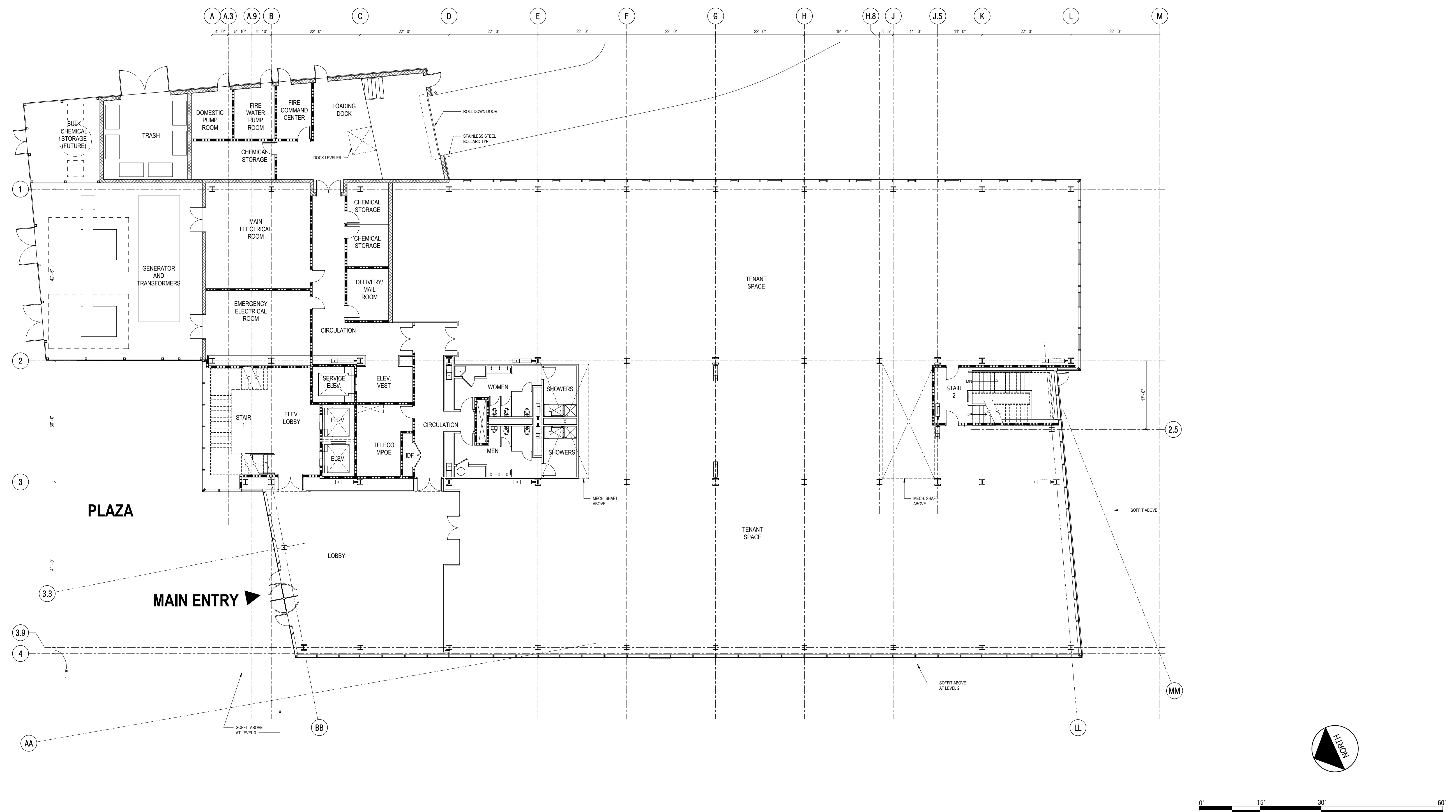
2 Transverse Site Section - 1

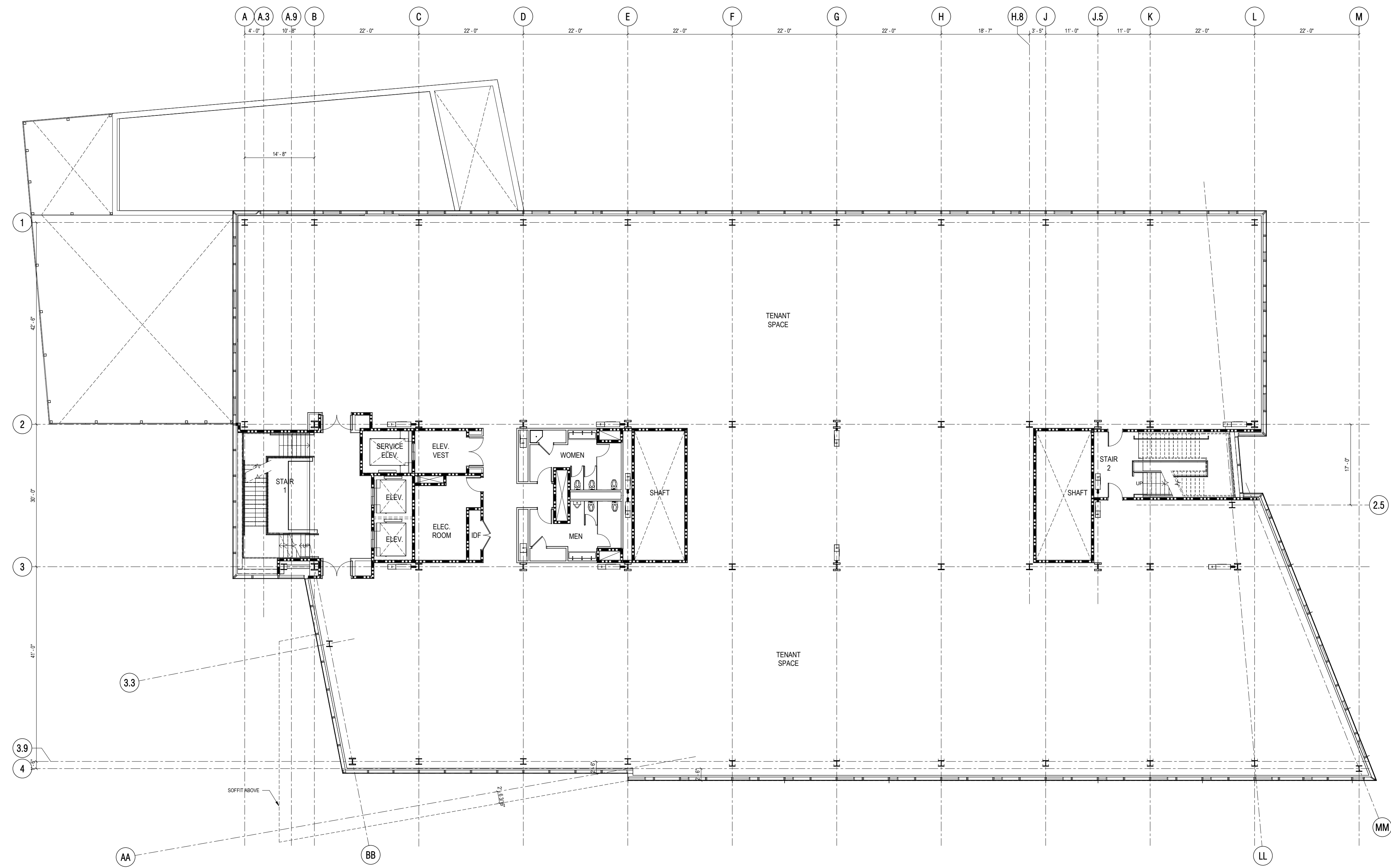


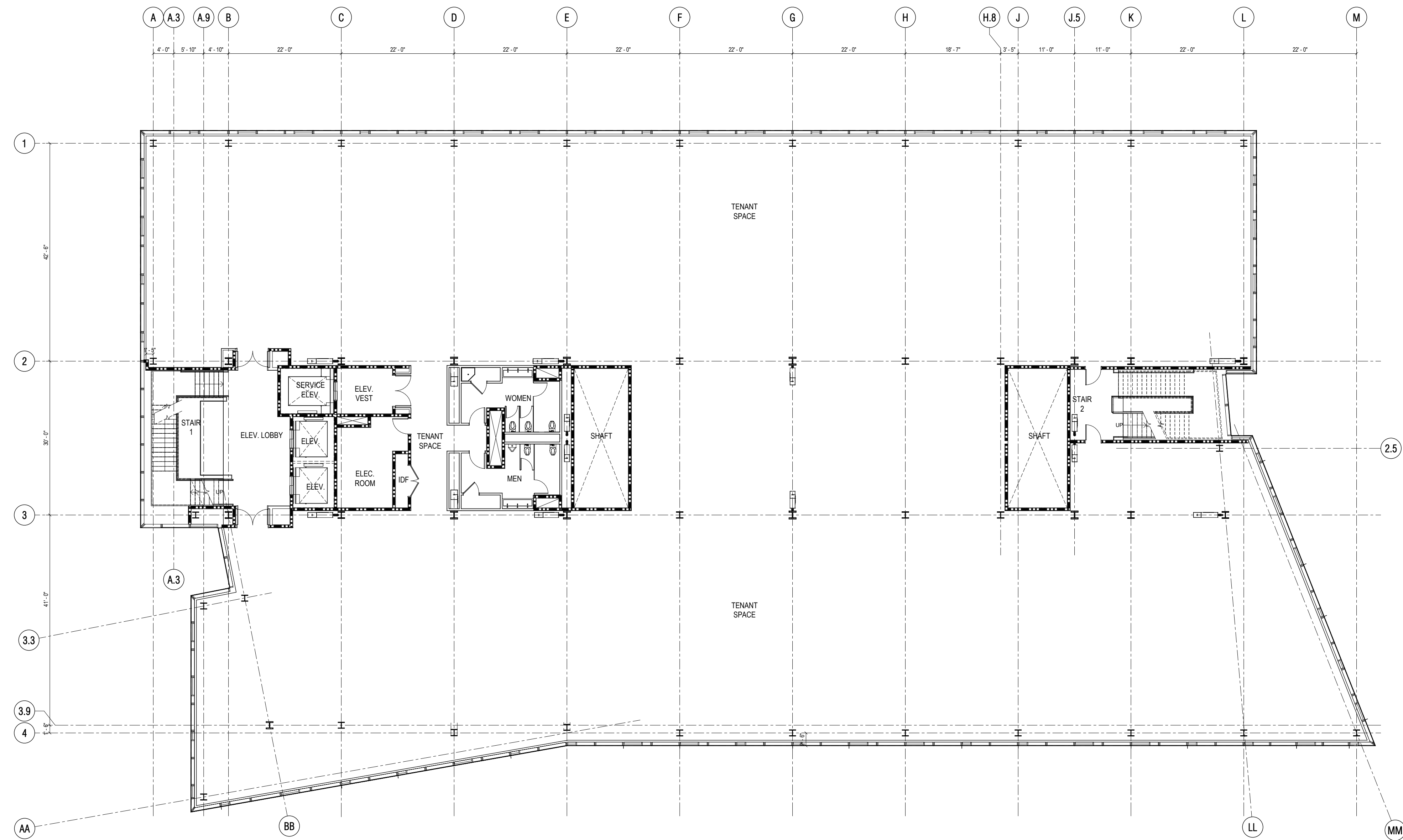
3 Transverse Site Section - 2

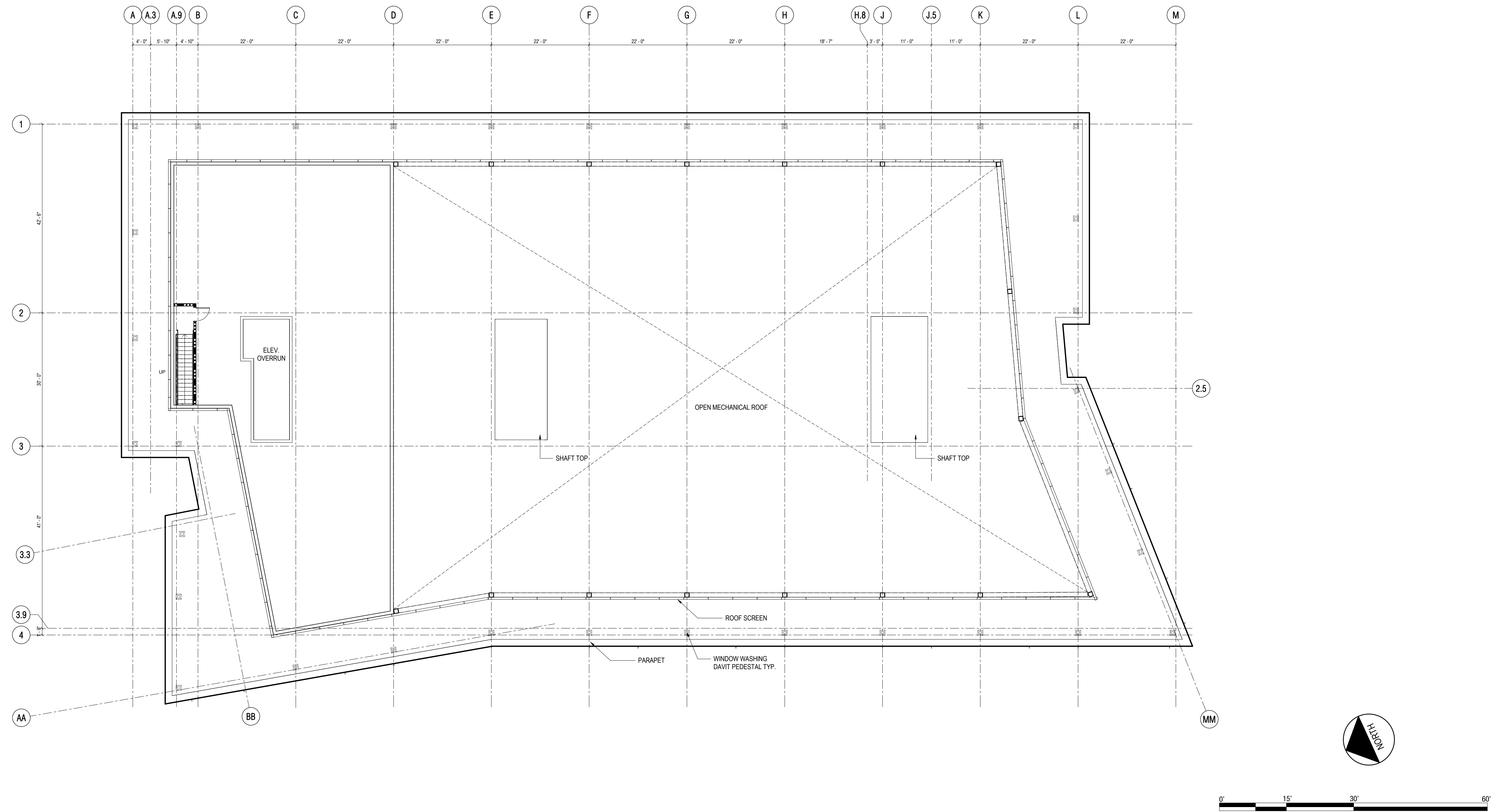
MATERIAL LEGEND

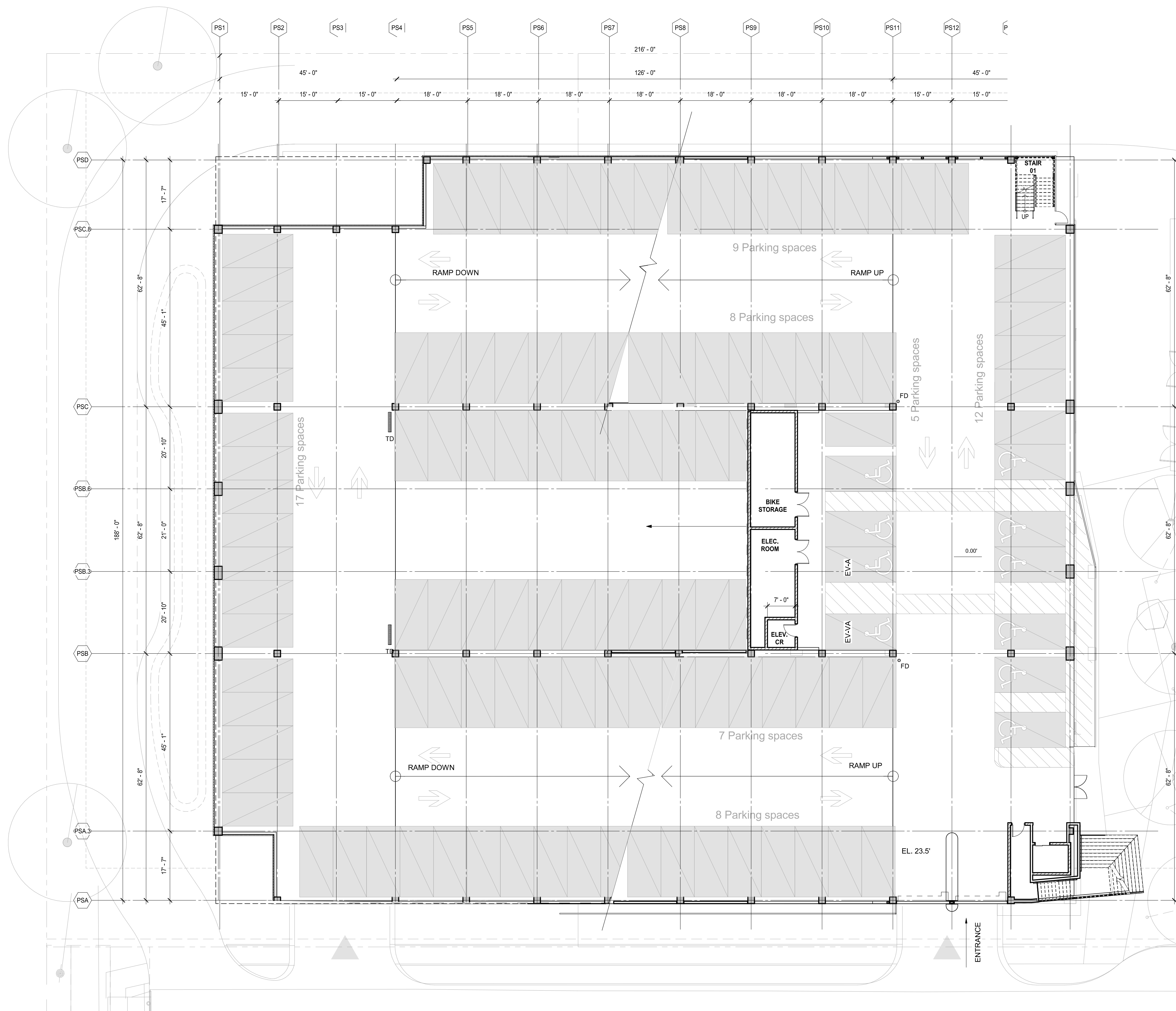
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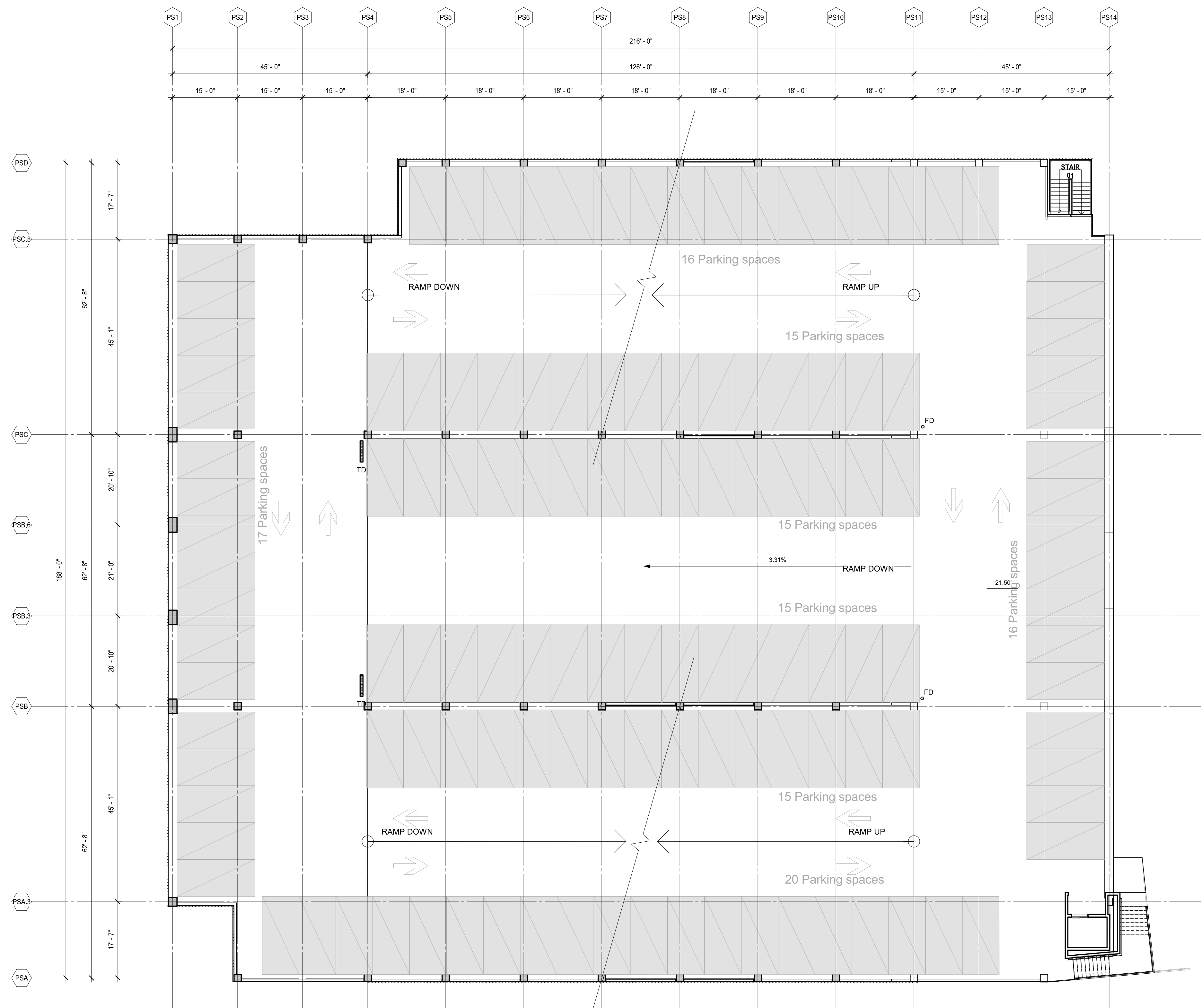


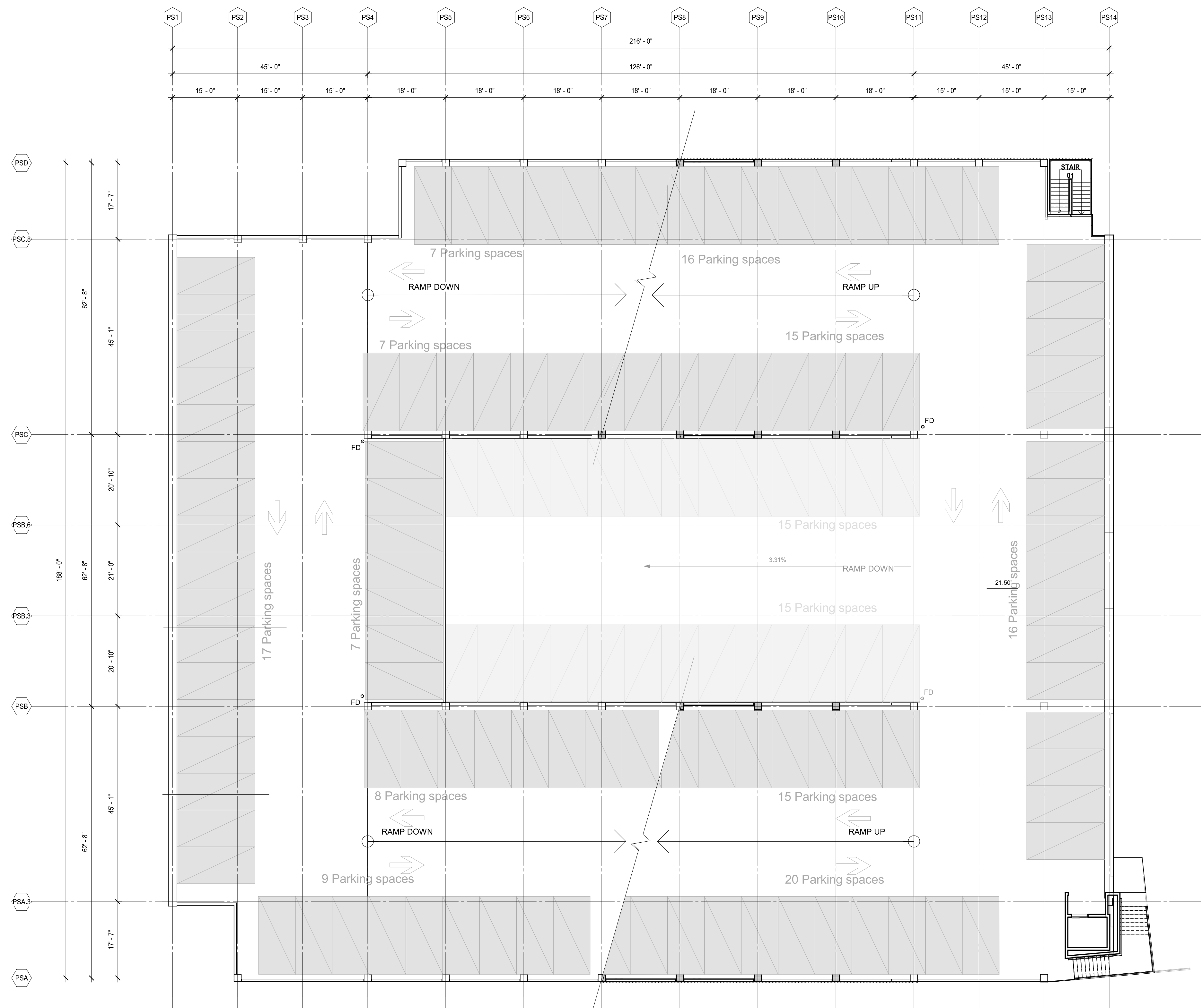


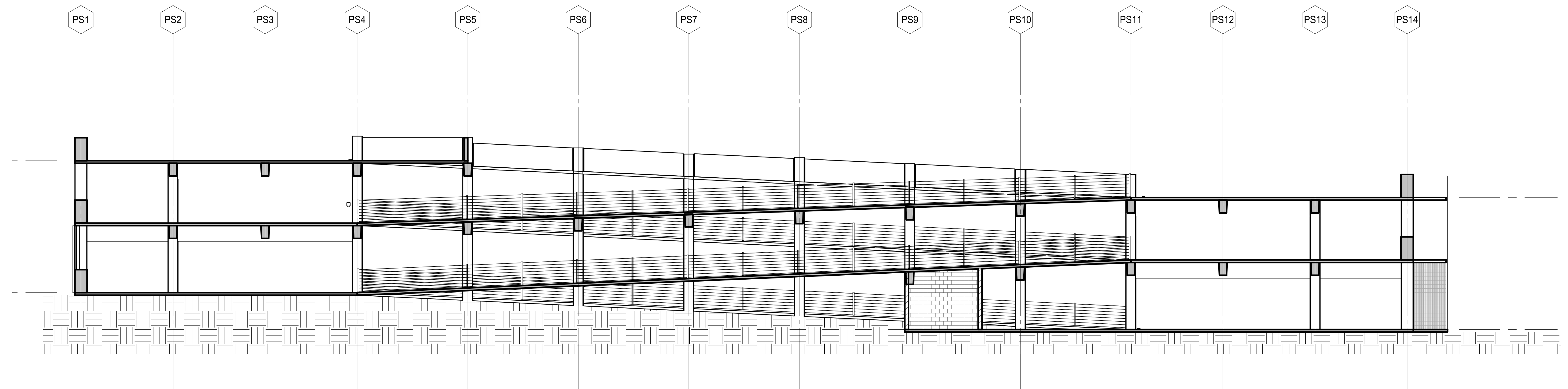




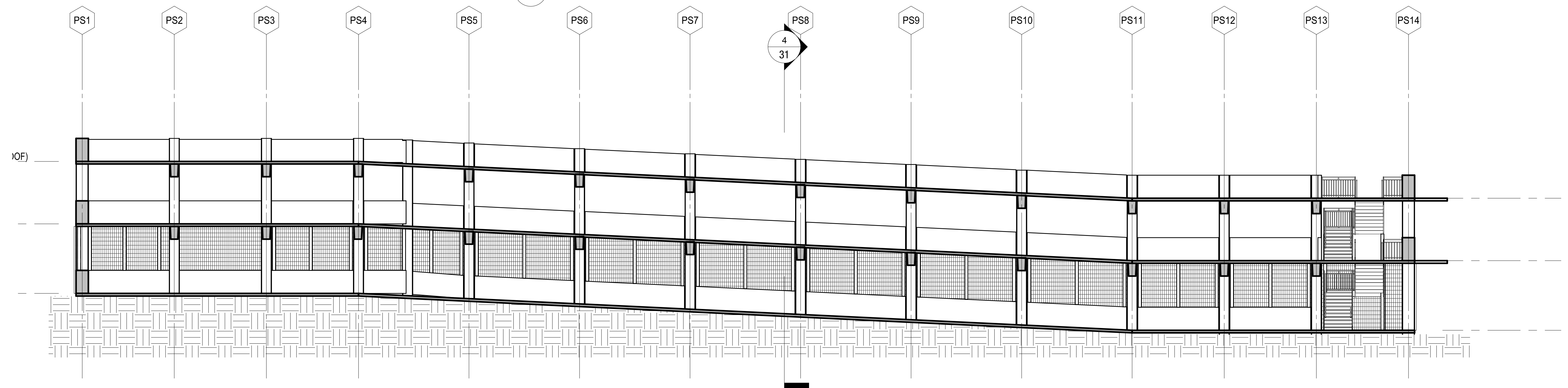






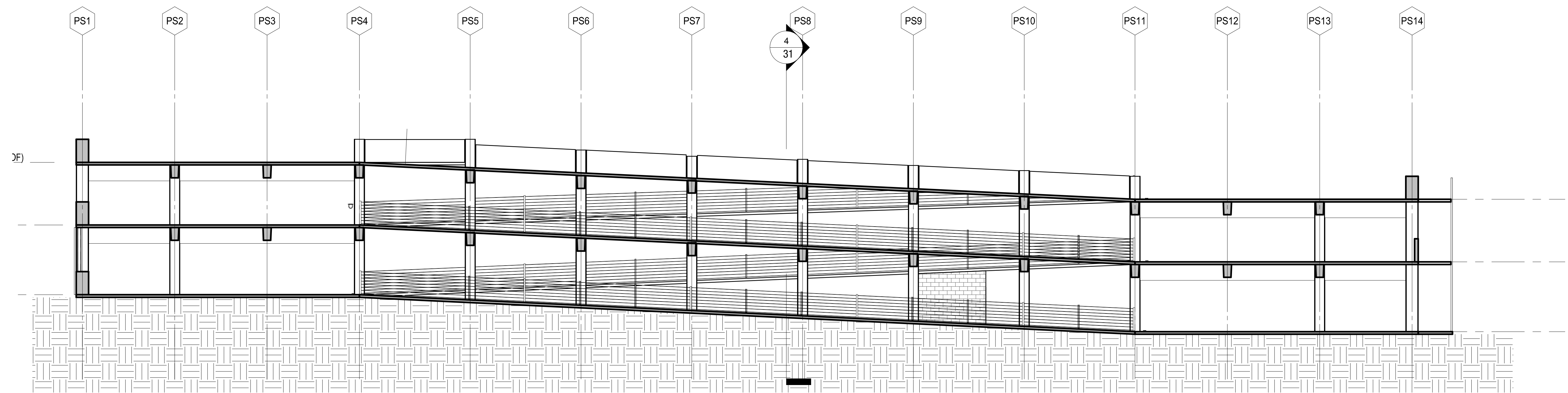


1 BUILDING SECTION AA

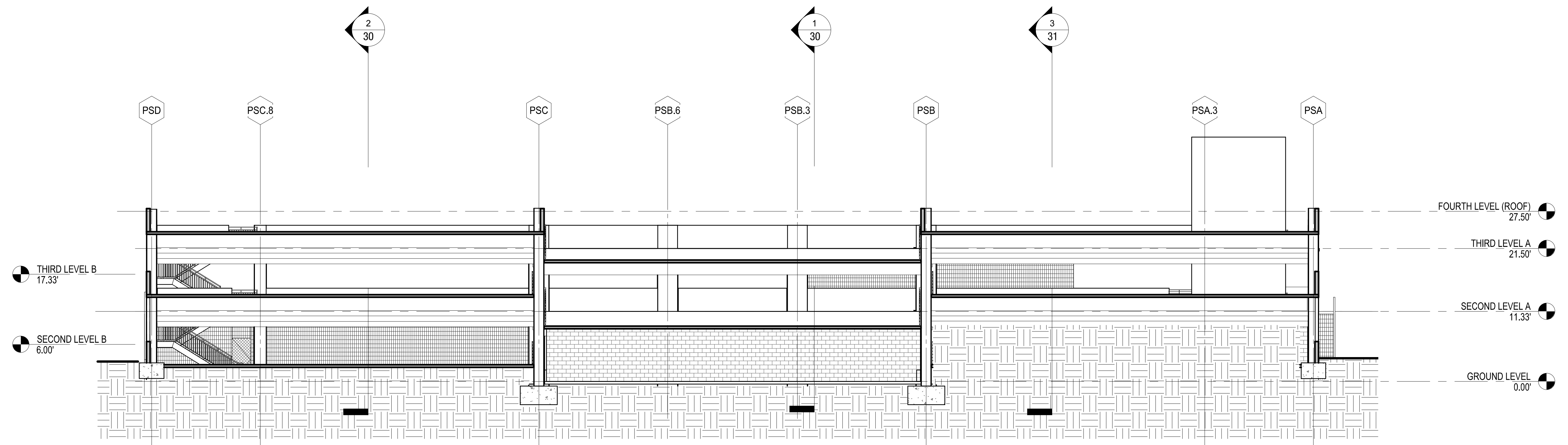


2 BUILDING SECTION BB





3 BUILDING SECTION CC



4 BUILDING SECTION DD















