



View looking Southwest

Centennial Village

South San Francisco

California

Vicinity Map



**JOHNSON
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Design Review Application approved by the City of South San Francisco subject to the conditions of approval.

Case # P17-0061

DR17-0051

Date: ~~2017~~ OCT 30, 2017

By: [Signature]

Project Team

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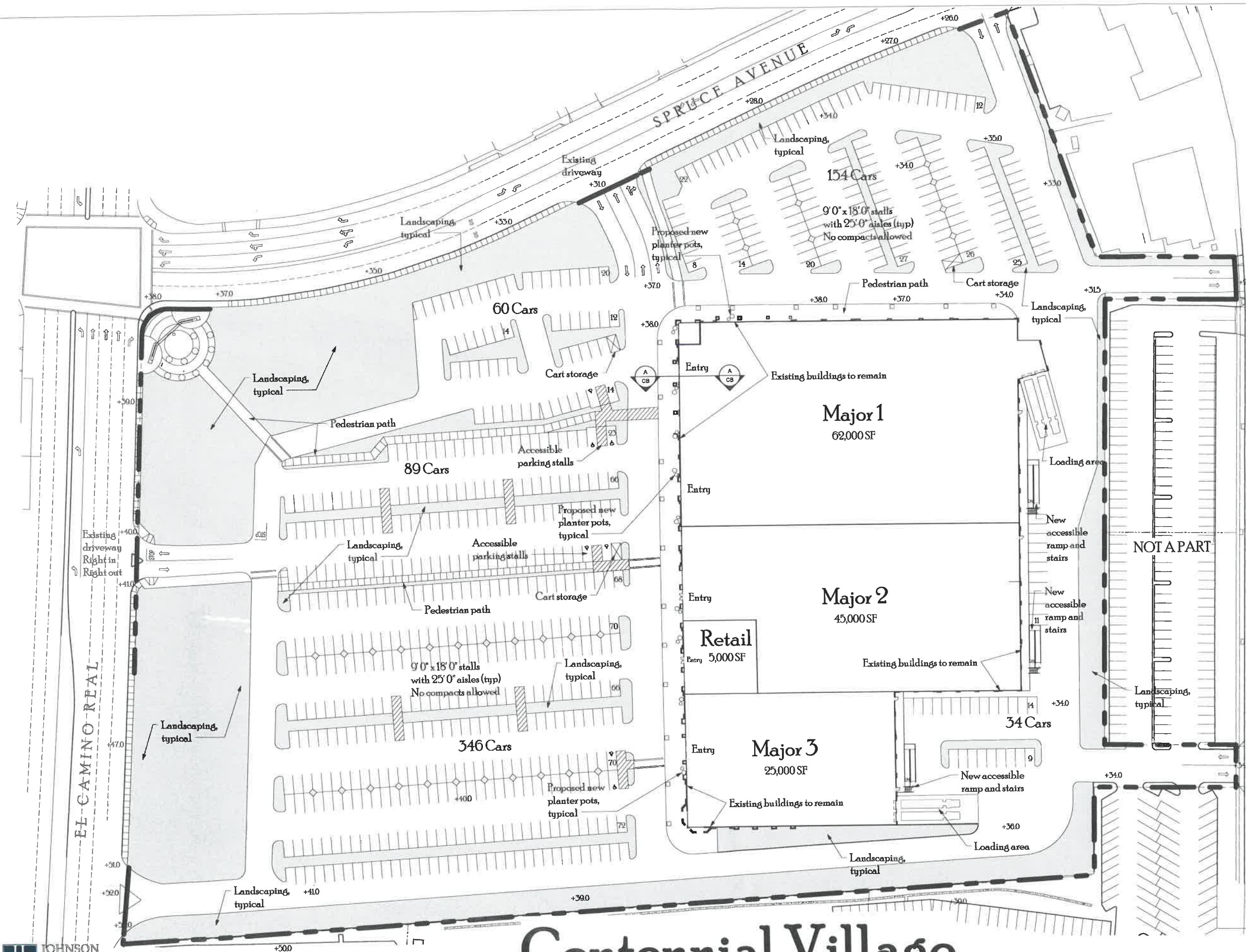
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View looking Southwest



Summary	
Building	Area
Retail	
Majors 1, 2, 3	132,000 SF
Retail	5,000 SF
Total Building Area	137,000 SF
Parking	
Retail	137,000 SF (225 SF/car) = 609 cars
Total cars required	609 cars
Total cars provided	683 cars

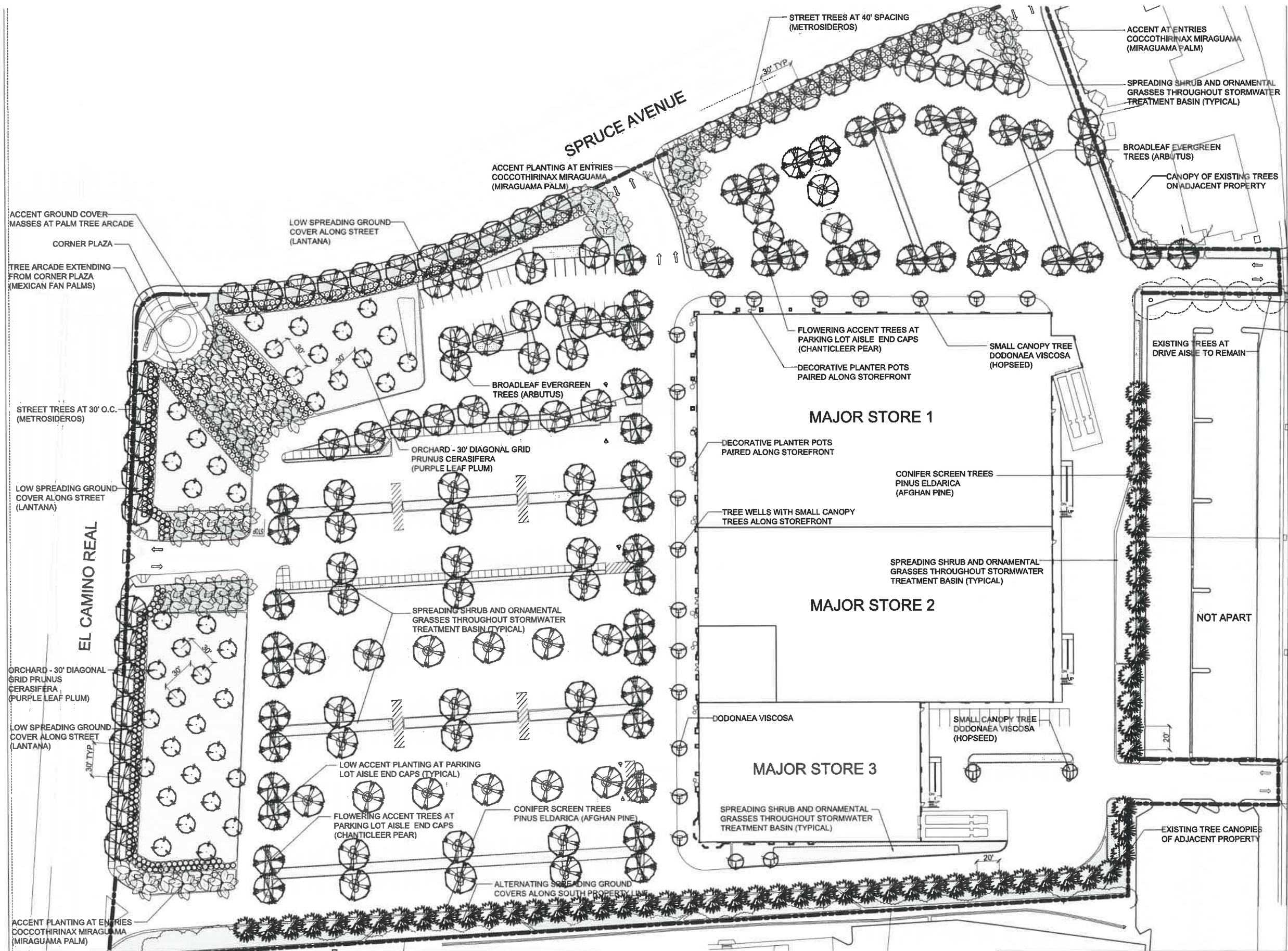


Site Plan

A1
8-31-17



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ARBUTUS 'MARINA'



NEW ZEALAND CHRISTMAS TREE



PURPLE-LEAF PLUM



PINUS ELDARICA



CHANTICLEER PEAR



MEXICAN FAN PALM



PRIDE OF MADEIRA



COAST ROSEMARY



DEER GRASS
HUNTINGTON BLUE ROSEMARY



MIRAGUAMA PALM
HUNTINGTON BLUE ROSEMARY



CAPE PLUMBAGO



CARPET ROSES



CAPE PLUMBAGO



TRAILING LANTANA



MANZANITA

CONCEPTUAL PLANT MATERIALS LIST:

BOTANICAL NAME	COMMON NAME	MATURE SIZE	WATER USAGE	SIZE
CITY APPROVED STREET TREE:				
METROSIDEROS EXCELSUS	N.Z. CHRISTMAS TREE	TO 30'	LOW	24" BOX
PARKING LOT CANOPY TREE:				
ARBUTUS MARINA	STRAWBERRY TREE	40'	LOW	15 GAL.
PYRUS 'CHANTICLEER'	CHANTICLEER PEAR	15'X40'	LOW	15 GAL.
PARKING LOT ACCENT TREE:				
PRUNUS CERA. 'KRAUTER VESUVIUS'	PURPLE LEAF PLUM	18'X12'	MED	15 GAL.
SITE EVERGREEN TREE:				
PINUS ELDARICA	AFGAN PINE	20'X60	LOW	15 GAL.
ENTRY DRIVE ACCENT TREES:				
COCCOTHRINAX MIRAGUAMA	MIRAGUAMA PALM	TO 20'	LOW (8' BY TRUNK)	
STOREFRONT ACCENT TREE:				
DODONAEA VISCOSA 'SARATOGA'	HOPSEED (STANDARD)	12'	LOW	15 GAL.
LARGE PERIMETER SHRUBS:				
ARCTOST. 'HOWARD MCMINN'	MCMINN MANZANITA	6'x8'	LOW	5 GAL.
CALLISTEMON CITRINUS	BOTTLEBRUSH	10'x10'	LOW	5 GAL.
FRAGULA CALIFOR. 'EVE CASE'	COFFEEBERRY	5'x8'	LOW	5 GAL.
MYRICA CALIFORNICA	CALIFORNIA MYRTLE	10'x10'	LOW	5 GAL.
NERIUM OLEAN. 'PETITE SALMON'	DWARF OLEANDER	5'x8'	LOW	5 GAL.
PLUMBAGO AURICULATA	CAPE PLUMBAGO	6'x8'	LOW	5 GAL.
ACCENT SHRUBS:				
AGAPANTHUS SPECIES	LILY-OF-THE-NILE	2'x2'	MED	1 GAL.
COLEONEMA P. 'SUNSET GOLD'	PINK BREATH-OF-HEAVEN	3'x4'	MED	5 GAL.
ECHIUM FATUOSUM	PRIDE OF MADIERA	4'x6'	LOW	5 GAL.
LANTANA 'CONFETTI'	LANTANA	4'x4'	LOW	5 GAL.
NANDINA DOM. 'COMPACTA'	DWARF NANDINA	3'x3'	LOW	5 GAL.
PENNISETUM 'RED BUNNY TAILS'	COMPACT FOUNTAIN GRASS	3'x4'	LOW	5 GAL.
TEUCRIUM FRUT. 'COMPACTA'	COMPACT GERMANDER	3'x4'	LOW	5 GAL.
MEDIUM SHRUBS:				
ARCTOSTAPHYLOS 'HARMONY'	MANZANITA	4'x5'	LOW	5 GAL.
RHAPHIOLEPIS 'CLARA'	WHITE INDIA HAWTHORN	4'x4'	LOW	5 GAL.
RHAPHIOLEPIS 'JACK EVANS'	PINK INDIA HAWTHORN	4'x4'	LOW	5 GAL.
WESTRINGIA FRUTICOSA	COAST ROSEMARY	4'x5'	LOW	5 GAL.
SMALL ACCENT PERENNIALS/GRASSES:				
ANIGOZANTHOS HYBRID	KANGAROO PAW	2'x2'	LOW	1 GAL.
DIETES IRIDIODES	FORTNIGHT LILY	2'x2'	LOW	1 GAL.
ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	1'x1'	LOW	1 GAL.
HEMERCALLIS HYBRID	EVERGREEN DAYLILY	2'x2'	LOW	1 GAL.
LIMONIUM PEREZII	SEA LAVENDER	1'x1'	LOW	1 GAL.
MUHLENBERGIA RIGIDA	PURPLE MUHLY	2'x2'	LOW	1 GAL.
NASELLA TENNUISSIMA	MEXICAN FEATHER GRASS	2'x2'	LOW	1 GAL.
PHORMIUM 'BRONZE BABY'	DWARF FLAX	3'x3'	LOW	5 GAL.
GROUND COVERS:				
ARCTOSTAPHYLOS UVA. 'POINT REYES'	PROS. MANZANITA	1'x4'	LOW	1 GAL.
DROSANTHEMUM FLORIBUNDUM	ROSEA ICE PLANT	0.5'x2'	LOW	1 GAL.
LANTANA MONTEVIDENSIS	TRAILING LANTANA	2'x6'	LOW	1 GAL.
PERSICARIA CAPITATA	KNOTWEED	0.5'x4'	LOW	1 GAL.
ROSMARINUS 'HUNTINGTON BLUE'	ROSEMARY	30'x8'	LOW	1 GAL.
INFILTRATION/DETENTION BASIN GROUND COVERS:				
CAREX BUCHANANII	LEATHER LEAF SEDGE		LOW	
CHONDROPETALUM TECTORUM	CAPE RUSH		LOW	
JUNCUS PATENS	CALIFORNIA GRAY RUSH		LOW	
MUHLENBERGIA RIGENS	DEER GRASS	4'x5'	LOW	5 GAL.
RUBUS PENTALOBUS	BRAMBLE		LOW	
DECORATIVE PLANTER POTS AT STOREFRONTS:				
ALYSSUM SPECIES	ALYSSUM (VARIETY OF COLOR)		MED	1 GAL.
ERIGERON KAR. 'MOERHEIMII'	SANTA BARBARA DAISY		LOW	1 GAL.
LAVANDULA SPECIES	ENGLISH LAVENDER		LOW	1 GAL.
PHORMIUM 'DAZZLER'	DWARF FLAX		LOW	5 GAL.
SALVIA NEMEROSA	PURPLE SAGE		LOW	5 GAL.
SUTERA CORDATA	BACOPA		MED	1 GAL.

AGAVE BLUE GLOW

SEA LAVENDER





WATER EFFICIENT LANDSCAPE WORKSHEET

REFERENCE EVAPOTRANSPIRATION (ET_o): 33.7

HYDROZONE / PLANTING DESCRIPTION	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF / IE)	LANDSCAPE AREA (sq. ft.)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU)
REGULAR LANDSCAPE AREAS:							
LOW WATER USE	0.3	DRIP	0.81	0.3703703	40,119	18102.21817	380108.2
LOW WATER USE	0.3	BUBBLER	0.81	0.3703703	252	93.3333156	1080.1
MEDIUM WATER USE	0.6	DRIP	0.81	0.6172839	5,735	3540.123167	73967.3
TOTALS:					55106	21826	
SPECIAL LANDSCAPE AREAS:							
REC. AREA				1	200	200	4178.8
WATER FEATURE 1				1	50	50	1044.7
WATER FEATURE 2				1	30	30	626.62
TOTALS:					280	280	
						ETWU TOTAL:	461,876
						MAXIMUM ALLOWED WATER ALLOWANCE (MAWA):	521,341

ETAF CALCULATIONS:

REGULAR LANDSCAPE AREAS:

TOTAL ETAF x AREA	21,826
TOTAL LANDSCAPE AREA	55,106
AVERAGE ETAF	0.40

NOTE: AVERAGE ETAF FOR REGULAR LANDSCAPE AREAS MUST BE 0.55 OR BELOW FOR RESIDENTIAL AREAS, AND 0.45 OR BELOW FOR NON-RESIDENTIAL AREAS.

ALL LANDSCAPE AREAS:

TOTAL ETAF x AREA	22,106
TOTAL LANDSCAPE AREA	55,386
SITEWIDE ETAF	0.40

PARKING LOT TREES:

- CITY REQUIRES (ONE) TREE PER (5) PARKING STALLS.
- SITE HAS (683) PARKING STALLS; REQUIRING (137) TREES.
- THERE ARE (149) TREES PROVIDED.
- ALL TREES TO BE 15 GALLON SIZE.

PARKING LOT TREE SYMBOL

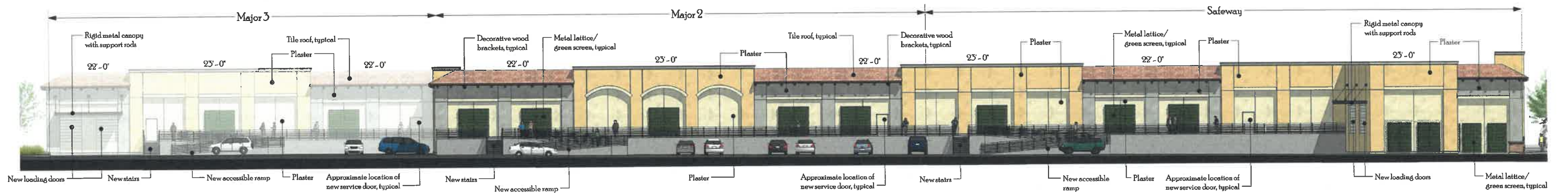


1" = 50'



Reference
North





East Elevation

1" = 10'



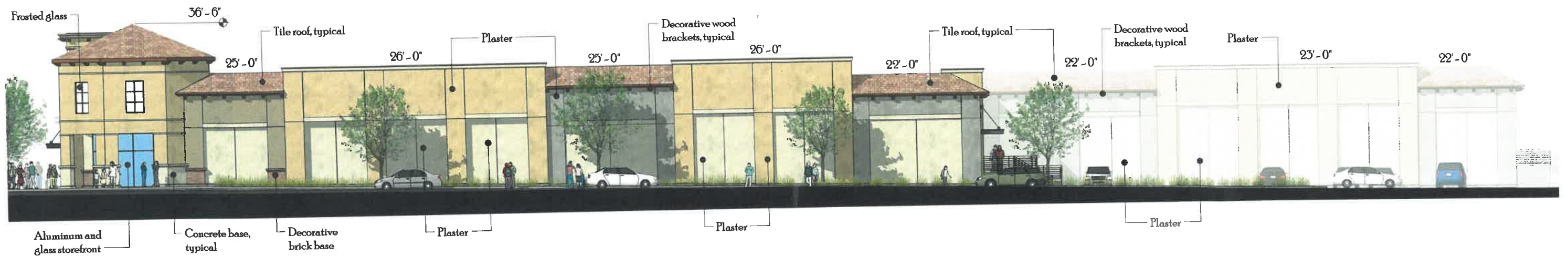
West Elevation

1" = 10'



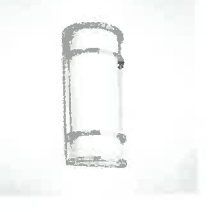
North Elevation

1" = 10'

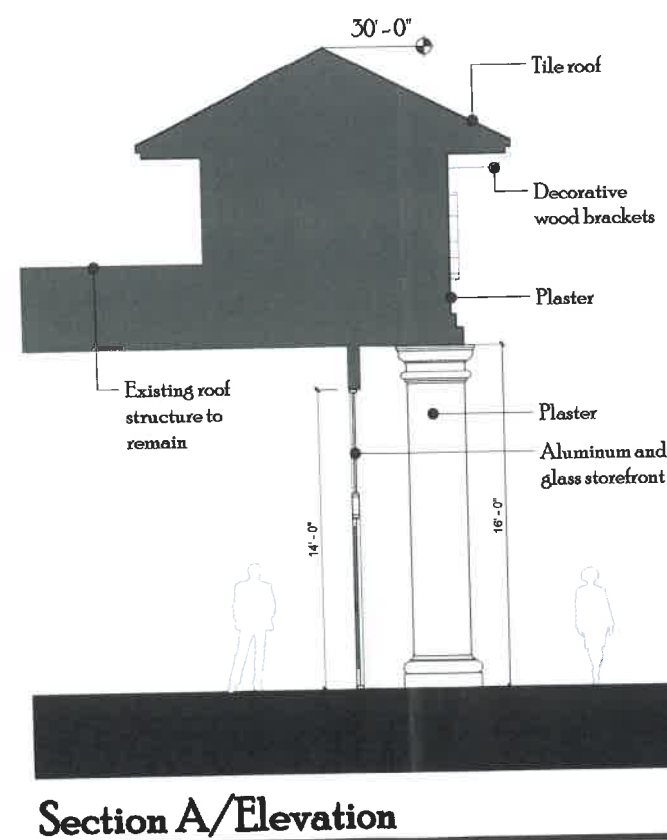
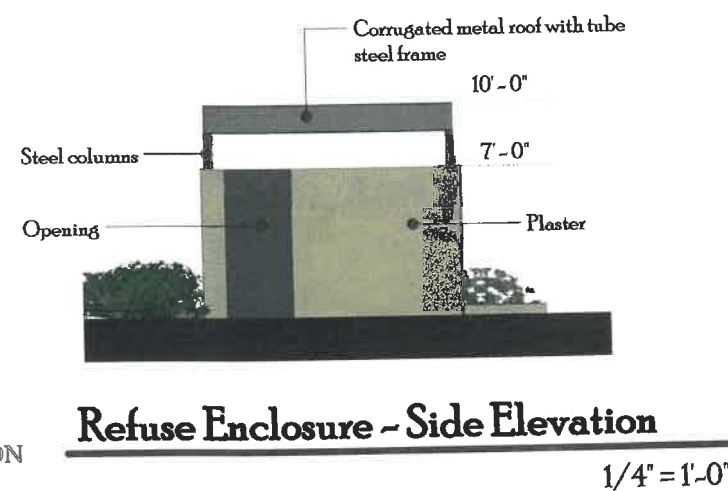
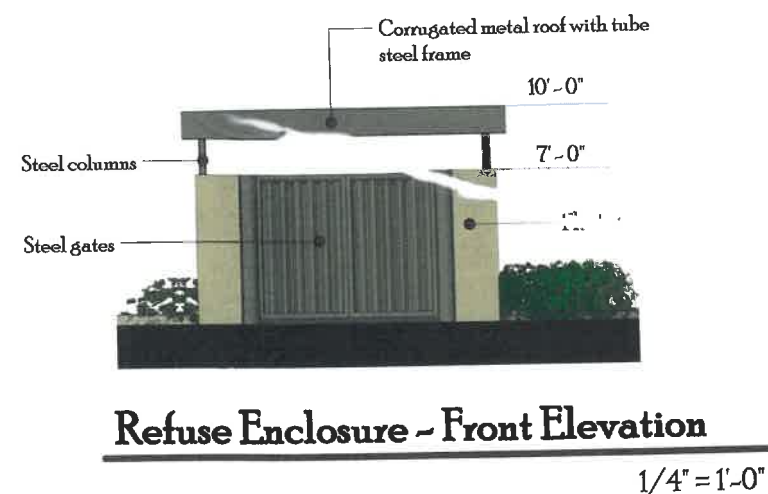


South Elevation

1" = 10'

					
Plaster Dunn Edwards DEC760 Desert Gray	Plaster/Trim Dunn Edwards DEC763 Oatmeal Cookie	Plaster Dunn Edwards DEC78 Madera	Plaster Dunn Edwards DEA166 Tavern Creek	Trim Benjamin Moore PM-7 Platinum Gray	Trim Dunn Edwards DEC712 Briar
					
Roofing Tile	Brick McNear Cascada	Fabric awning Sunbrella Terracotta 2652	Fabric awning Sunbrella Marine Blue 6078	Storefront, refuse enclosure roof Dunn Edwards DE223 Mission Trail	Wall sconce Visa Lighting Colonnade
					
				Bike rack Columbia Cascade Cycloops Circulo	Bike locker EcoPark

Color & Materials





View looking East



View looking South



View looking West



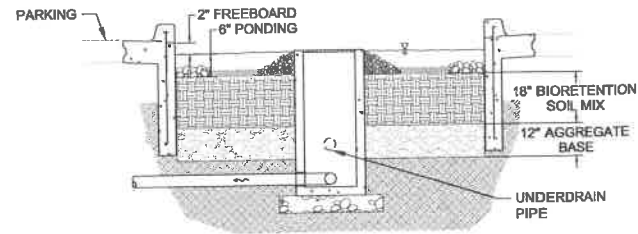
View looking North

STORMWATER MANAGEMENT TABULATION

DMA	TOTAL AREA (SF)	SURFACING (SF)		EFFECTIVE IMPERVIOUS TREATMENT RATE	EFFECTIVE TREATMENT RATE	NOTES
		IMPERVIOUS SUBTOTAL	PERVIOUS TREATMENT AREA			
Standard Drainage Management Areas						
DMA-1	67,268	65,109	2,334	2,175	05.327	See Calcs
DMA-2	9,863	8,565	380	1,298	8,695	4.4%
DMA-3	7,085	6,597	447	487	6,646	6.7%
DMA-4	67,792	65,621	2,329	2,171	65,838	3.5%
DMA-5	13,914	13,052	742	863	13,138	5.7%
DMA-6	22,895	22,057	836	838	22,141	3.7%
DMA-7	9,023	7,571	586	1,451	7,717	7.6%
DMA-8	9,817	7,715	357	2,102	7,925	4.5%
DMA-9	67,832	65,689	2,480	2,143	65,904	3.8%
DMA-10	19,050	17,203	665	1,847	17,388	3.8%
DMA-11	10,918	6,049	390	4,929	6,542	6.0%
DMA-12	43,787	36,086	1,728	7,701	36,856	4.7%
DMA-13	57,499	43,504	2,745	13,955	44,904	5.0%
DMA-14	64,099	59,286	2,833	4,813	59,768	4.7%
DMA-15	28,965	27,485	1,045	1,500	27,615	3.8%
DMA-16	3,609	3,120	146	484	3,168	4.6%
DMA-17	13,009	9,720	627	3,888	10,109	6.2%
DMA-18	11,165	9,429	512	1,736	9,602	5.3%
DMA-19	8,129	7,549	403	580	7,607	5.3%
DMA-20	6,548	5,979	230	669	5,946	3.9%
SUBTOTAL	542,942	487,263	21,328	55,675	492,835	4.3%
Self-Treating Areas						
ST-30	4,648	2,103	-	2,545	2,368	54.8%
ST-31	24,199	-	-	24,199	2,420	100.0%
ST-32	4,907	-	-	4,907	491	100.0%
ST-33	25,822	-	-	25,822	3,582	100.0%
ST-34	13,107	-	-	13,107	1,311	100.0%
SUBTOTAL	72,682	2,103	-	30,579	9,163	97.1%
Untreated Areas						
UT-50	6,937	6,516	-	421	6,538	
UT-51	691	691	-	-	691	
UT-52	3,269	2,239	-	1,030	2,342	
UT-53	5,177	4,507	-	670	4,574	
SUBTOTAL	16,073	13,954	-	2,321	14,166	2.24% of Site
TOTAL	631,699	503,324	21,328	128,375	516,142	

LEGEND:

- ON-SITE DRAINAGE AREA BOUNDARY
- DRAINAGE MANAGEMENT AREA BOUNDARY
- INTEGRATED MANAGEMENT PRACTICE (IMP) BOUNDARY
- LANDSCAPING, SELF-TREATING
- BIORETENTION TREATMENT AREA
- PERVIOUS PAVING, SELF-TREATING
- NON-TREATED AREA
- DMA-X DMA NUMBER
- XXXXX SF DMA AREA
- STORM DRAIN MANHOLE
- TREATMENT PLANTER CLEANOUT
- TREATMENT PLANTER OVERFLOW STRUCTURE, 24"x24"
- PRECAST CATCH BASIN, LABEL "NO DUMPING" FLOWS TO "BAY" OR EQUIVALENT.
- STORM DRAIN FIELD INLET, LABEL "NO DUMPING" FLOWS TO "BAY" OR EQUIVALENT.
- 6" SLOTTED UNDERDRAIN, 2 ROWS OF PERFORATIONS INSTALLED FACING DOWN.
- FIRE DEPARTMENT CONNECTION
- POST-INDICATOR VALVE
- DOUBLE DETECTOR CHECK VALVE PER CALWATER APPROVED LIST



A BIORETENTION AREA SECTION

Scale: NTS

HUNTINGTON AVENUE
PUBLIC STREET

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STORMWATER CONTROL PLAN
CENTENNIAL VILLAGE TENTATIVE MAP
180 EL CAMINO REAL
SOUTH SAN FRANCISCO
SAN MATEO COUNTY
CALIFORNIA

JOB NO.
J0037
DRAWING NO.
C1.0
SHEET 1 OF 1