



RIVER II

DESIGN REVIEW SUBMITTAL - 04.18.2022
50 WATERFRONT PL, WEST SACRAMENTO, CA 95691



PROJECT DATA

PROJECT ADDRESS
50 WATERFRONT PL, WEST SACRAMENTO, CA 95691

COUNTY
YOLO COUNTY

PARCEL NO
010-473-039-000

TOTAL LAND AREA
49,890 GSF / 1.145 ACRES (GROSS)

ZONING
WF - WATERFRONT

GENERAL PLAN USE
RMU - RIVERFRONT MIXED USE

TYPE OF CONSTRUCTION
TYPE IIIA OVER TYPE IA

PROJECT TEAM

OWNER
FAIRFIELD RESIDENTIAL

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ARCHITECT
CARRIERJOHNSON + CULTURE

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SHEET INDEX

AERIAL MAP	P3
VICINITY MAP	P4
CODE SUMMARY	P5
F.A.R. DIAGRAMS	P6
DEVELOPMENT SUMMARY	P7
ALTA SURVEY	P8

PHOTOGRAPHIC SURVEY	P9
MASSING DIAGRAMS	P10
SITE PLAN DIAGRAM	P11

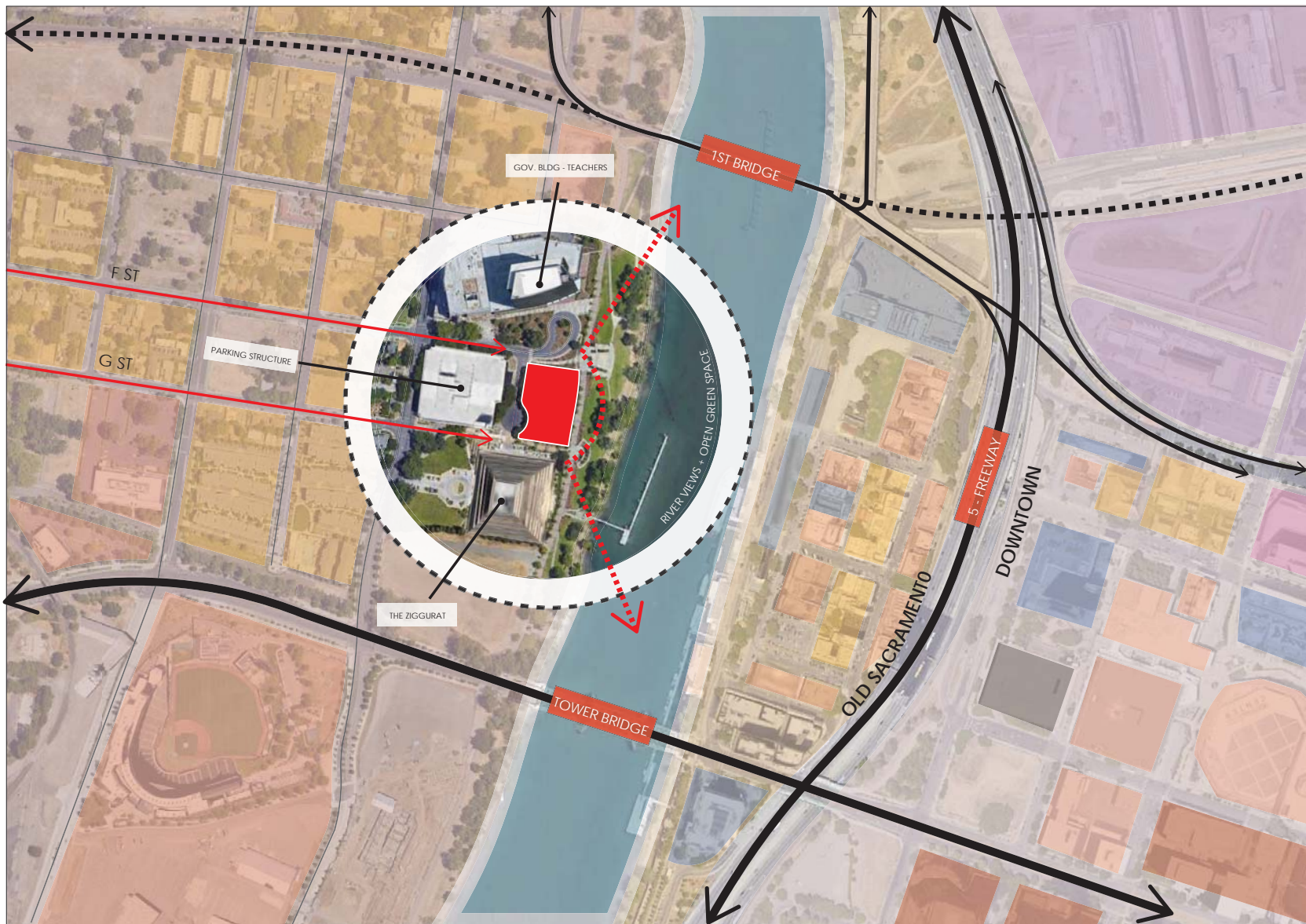
SITE PLAN	P12
LEVEL 1	P13
LEVEL 2	P14
LEVEL 3	P15
LEVEL 4	P16
LEVEL 5	P17
LEVEL 6-7	P18
LEVEL 8	P19
ROOF PLAN	P20

NORTH ELEVATION	P21
SOUTH ELEVATION	P22
EAST ELEVATION	P23
WEST ELEVATION	P24

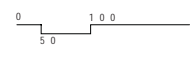
BUILDING SECTION I	P25
BUILDING SECTION II	P26
EASEMENTS EXHIBIT	P27

PERSPECTIVE	P28
PERSPECTIVE	P29
PERSPECTIVE	P30
PERSPECTIVE	P31

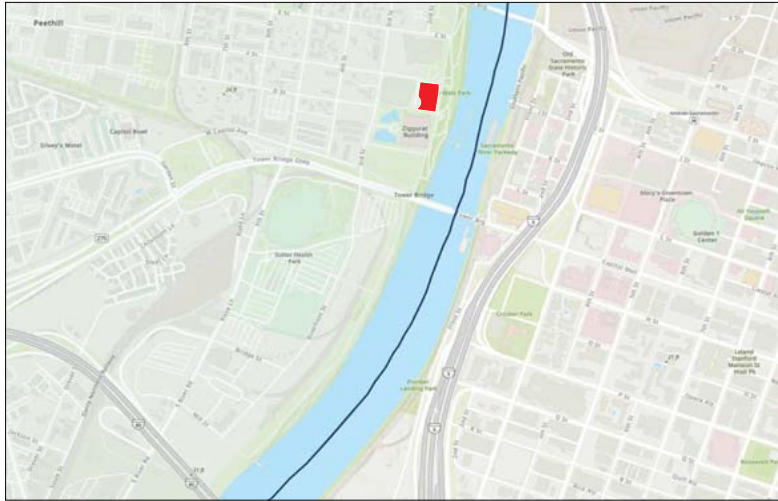
LANDSCAPE CONCEPT PLAN	P32
LEVEL 1 - LANDSCAPE	P33
LEVEL 4 - LANDSCAPE	P34
PLANTING PLAN	P35
WALL AND FENCE PLAN	P36
LANDSCAPE IMAGERY	P37



- LEGEND:**
- SITE
 - PED SHED
 - DRIVEWAY
 - ↔ VIEW SHED
 - ADJ. BUILDING
 - ▬ CONNECTORS
 - FREEWAY
 - MAIN ROAD
 - ⋯ RAILROAD
 - ▬ RIVER
- JURISDICTION:**
- WEST SAC
 - OLD SAC
 - SAC DOWNTOWN
- ZONING:**
- RESIDENTIAL
 - COMMERCIAL
 - OFFICE
 - PARKING
 - TRANSPORT
 - CULTURAL



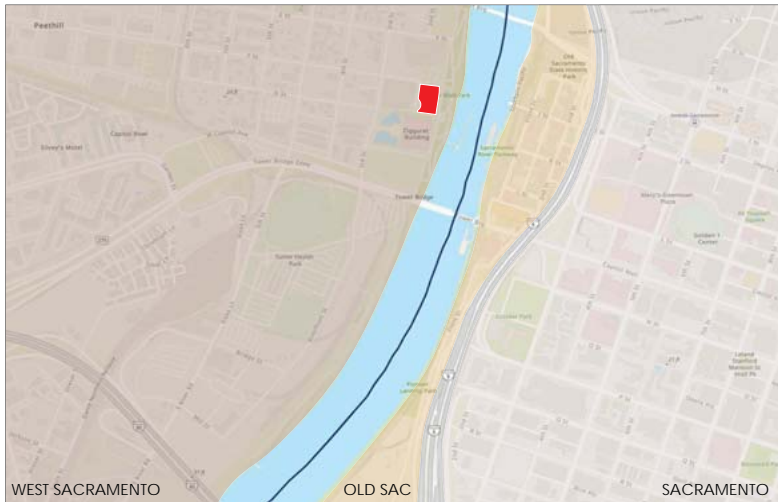
VICINITY MAP



GENERAL PLAN USE



JURISDICTION

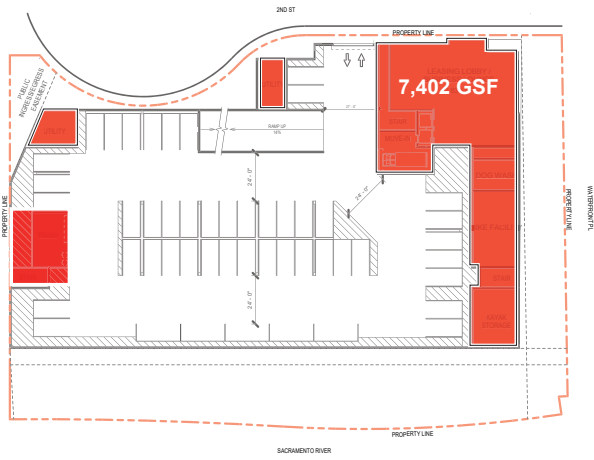


ZONING



FAIRFIELD WEST SACRAMENTO					
CLIENT	FAIRFIELD				
ADDRESS	50 WATERFRONT PL, WEST SACRAMENTO, CA 95691				
PARCEL #	010-473-039-000				
LOT SIZE	49,890 SF (1.145 ACRES)				
ZONING	WATERFRONT (WF)				
ADJACENT ZONING	RP - RIVERPARK	MU-NC - MIXED USE NEIGHBORHOOD COMMERCIAL			
ZONING CODE					
APPLICABLE SECTION			ZONING REQUIREMENTS		
17.03	ZONING	17.03.010		WATERFRONT	
	GENERAL PLAN LAND USE	17.03.010		RIVERFRONT MIXED USE	
17.18	BASE ZONE OVERLAY			PD-30 (PLANNED DEVELOPMENT)	
17.09	WATERFRONT	17.09.010		THE WF ZONE IS INTENDED TO PROVIDE AREAS FOR HIGH-INTENSITY MIXED USES WHICH CAPITALIZE ON THE CITY'S RIVER FRONTAGE, INCLUDING AMUSEMENT, RETAIL, AND VISITOR-SERVING AMENITIES. THIS ZONE PROVIDES FOR MARINAS, RESTAURANTS, RETAIL, AMUSEMENT, HOTEL AND MOTEL USES, MID-RISE AND HIGH-RISE OFFICES, MULTI-UNIT RESIDENTIAL UNITS WHICH ARE ORIENTED PRINCIPALLY TO THE RIVER, PUBLIC AND QUASI-PUBLIC USES, AND SIMILAR AND COMPATIBLE USES. RESIDENTIAL DENSITIES RANGE BETWEEN 40 AND 120 DWELLING UNITS PER ACRE. THIS ZONE IMPLEMENTS THE RIVERFRONT MIXED USE GENERAL PLAN LAND USE DESIGNATION.	
			MAX. DEVELOPMENT YIELD	PD-30	DENSITY
		PD-30	FAR	MAX - 7.73:1	
		PD-30	HEIGHT	MAX - 19 STORIES OR 300 FEET	
	DEVELOPMENT STANDARDS	17.09.030 17.22.090	MIN. SETBACKS	FRONT AND STREET - 0 FEET	
				REAR - 0 FEET	
				SIDE - 0 FEET	
				MIN - 150 SF TOTAL / UNIT; PRIVATE: MIN - 50 SF FOR 50% OF UNITS; COMMON: MIN - 100 SF/ UNIT	
		OPEN SPACE STANDARDS	A. CONFIGURATION. 1. PRIVATE OPEN SPACE TYPICALLY CONSISTS OF BALCONIES, DECKS, PATIOS, FENCED YARDS, AND OTHER SIMILAR AREAS OUTSIDE THE RESIDENTIAL UNIT. 2. COMMON OPEN SPACE TYPICALLY CONSISTS OF LANDSCAPED AREAS, PATIOS, SWIMMING POOLS, BARBEQUE AREAS, PLAYGROUNDS, TURF, OR OTHER SUCH IMPROVEMENTS AS ARE APPROPRIATE TO ENHANCE THE OUTDOOR ENVIRONMENT OF THE DEVELOPMENT; THESE CAN BE LOCATED AT THE GROUND LEVEL, ON PARKING PODIUMS, OR ON ROOFTOPS, PROVIDED THEY ARE ADEQUATELY LANDSCAPED. B. MINIMUM DIMENSIONS. 1. PRIVATE OPEN SPACE. PRIVATE OPEN SPACE LOCATED ON THE GROUND LEVEL (E.G., YARDS, DECKS, PATIOS) SHALL HAVE NO DIMENSION LESS THAN EIGHT FEET. PRIVATE OPEN SPACE LOCATED ABOVE GROUND LEVEL (E.G., BALCONIES) SHALL HAVE NO DIMENSION LESS THAN SIX FEET. 2. COMMON OPEN SPACE. MINIMUM LENGTH AND WIDTH DIMENSION OF 15 FEET. C. USABILITY. A SURFACE SHALL BE PROVIDED THAT ALLOWS CONVENIENT USE FOR OUTDOOR LIVING AND/OR RECREATION. SUCH SURFACE MAY BE ANY PRACTICABLE COMBINATION OF LAWN, GARDEN, FLAGSTONE, WOOD PLANKING, CONCRETE, OR OTHER SERVICEABLE, DUST-FREE SURFACING. SLOPE SHALL NOT EXCEED 10 PERCENT. D. ACCESSIBILITY. 1. PRIVATE OPEN SPACE. THE SPACE SHALL BE ACCESSIBLE TO ONLY ONE LIVING UNIT BY A DOORWAY TO A HABITABLE ROOM OR HALLWAY. 2. COMMON OPEN SPACE. THE SPACE SHALL BE ACCESSIBLE TO THE LIVING UNITS ON THE LOT. IT SHALL BE SERVED BY ANY STAIRWAY OR OTHER ACCESSWAY QUALIFYING AS AN EGRESS FACILITY FROM A HABITABLE ROOM.		
			PARKING REQUIREMENTS	1 STALL PER STUDIO OR ONE-BEDROOM UNIT 1.25 STALLS PER TWO-BEDROOM UNIT 1.5 STALLS PER UNIT WITH THREE OR MORE BEDROOMS PLUS 1 GUEST SPACE FOR EVERY 10 UNITS	
	FOR UNITS SUBJECT TO AN AFFORDABLE HOUSING AGREEMENT, THE NUMBER OF REQUIRED PARKING SPACES SHALL BE REDUCED BY 25 PERCENT.				
	PARKING		17.27.040	PARKING REQUIREMENTS	D. URBAN INFILL. THE REQUIRED NUMBER OF PARKING SPACES SHALL BE REDUCED BY 50% PERCENT OF THE NORMALLY REQUIRED NUMBER OF SPACES FOR PROJECTS THAT ARE LOCATED WITHIN THE BRIDGE DISTRICT, WASHINGTON SPECIFIC PLAN AND CENTRAL BUSINESS DISTRICT ZONE.
		17.27.050	PARKING REDUCTION		

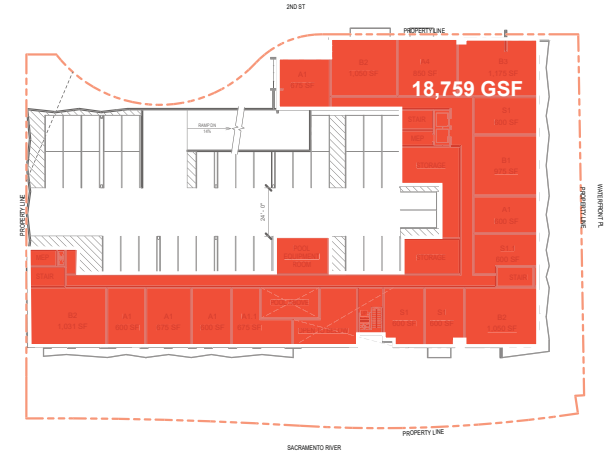
LEVEL 1



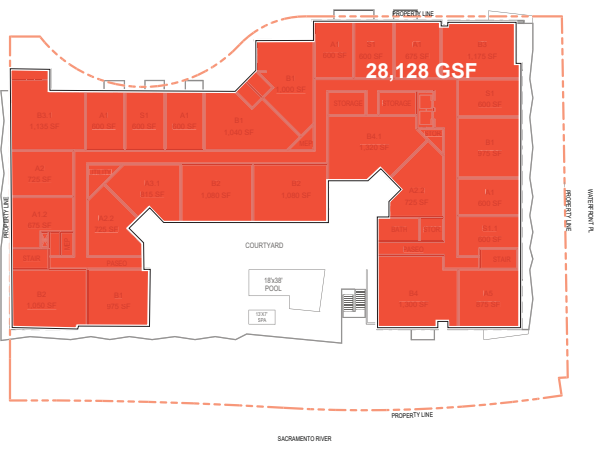
LEVEL 2



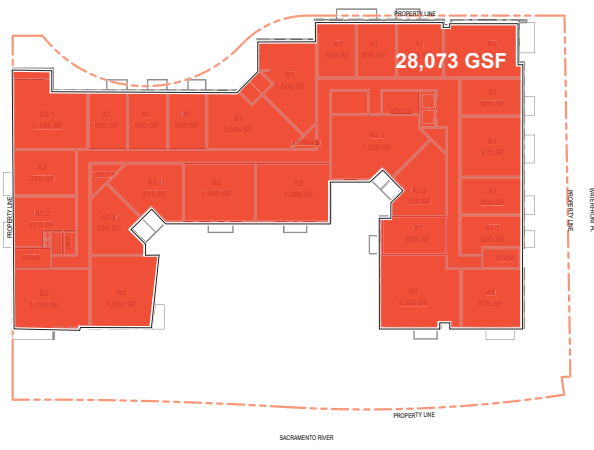
LEVEL 3



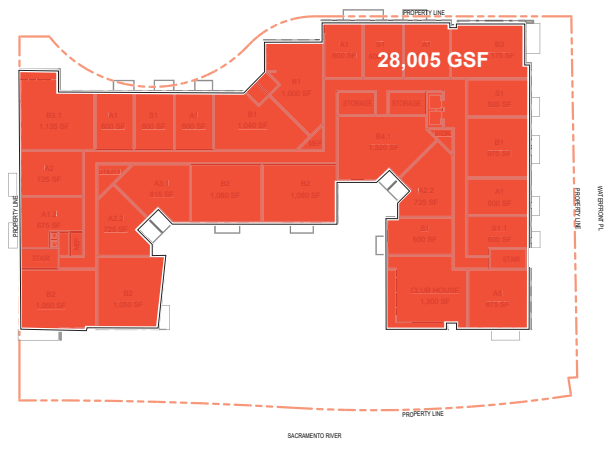
LEVEL 4



LEVEL 5-7



LEVEL 8



OVERALL UNIT MIX		
TYPE	COUNT	%

1 BED	79	48%
2 BED	54	33%
STUDIO	32	19%
	165	100%

UNIT MIX			
NAME	COUNT	AREA	%

S1.1	7	600 SF	4%
S1	25	600 SF	15%
A1	25	600 SF	15%
A1	1	616 SF	0%
A1.2	5	675 SF	3%
A1.1	1	675 SF	0%
A1	9	675 SF	5%
A2.2	10	725 SF	6%
A2	6	725 SF	3%
A3.1	5	815 SF	3%
A4	2	850 SF	1%
A5	5	875 SF	3%
B1	8	975 SF	6%
B1	5	1,000 SF	3%
B2	1	1,031 SF	0%
B1	5	1,040 SF	3%
B2	13	1,050 SF	10%
B2	10	1,080 SF	8%
B3.1	5	1,135 SF	3%
B3	7	1,175 SF	4%
B3	1	1,200 SF	0%
B4	4	1,300 SF	2%
B4.1	5	1,320 SF	3%

165 100%

GFA (INCLUDED IN FAR)		GFA (NOT INCLUDED IN FAR)
LEVEL	AREA	AREA

LEVEL 1	7,402 SF	26,479 SF
LEVEL 2	18,759 SF	15,577 SF
LEVEL 3	18,759 SF	15,577 SF
LEVEL 4	28,128 SF	57,634 SF
LEVEL 5	28,073 SF	
LEVEL 6	28,022 SF	
LEVEL 7	28,002 SF	
LEVEL 8	28,005 SF	

185,147 SF
 185,147 SF (GFA EXCLUDING PARKING /
 49,890 SF (SITE AREA)
 = **3.71 FAR**
 ALLOWED FAR: 7.73 (385,650 SF)

LOBBY / AMENITY AREA		
LEVEL	NAME	AREA

LEVEL 1	LEASING LOBBY / BUSINESS LOUNGE	2,835 SF
LEVEL 1	DOG WASH	350 SF
LEVEL 2	FITNESS	1,504 SF
LEVEL 8	CLUB HOUSE	1,300 SF
		5,989 SF

AVERAGE UNIT SIZE: **812 SF**

NET RENTABLE	
LEVEL	AREA

LEVEL 2	12,576 SF
LEVEL 3	12,356 SF
LEVEL 4	22,145 SF
LEVEL 5	22,835 SF
LEVEL 6	22,820 SF
LEVEL 7	22,820 SF
LEVEL 8	21,520 SF
	137,072 SF

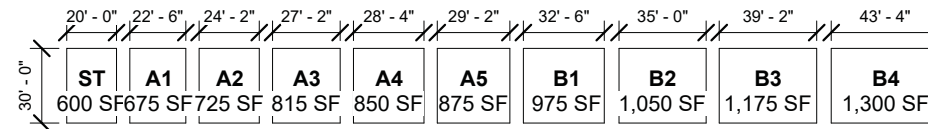
TOTAL PROVIDED PARKING	
LEVEL	COUNT

LEVEL 1	49
LEVEL 2	30
LEVEL 3	46
	125

CODE REQUIRED PARKING		
TYPE	COUNT	REQ.

STUDIO	32	58 STALLS
1 BED	79	58 STALLS
2 BED	54	61 STALLS

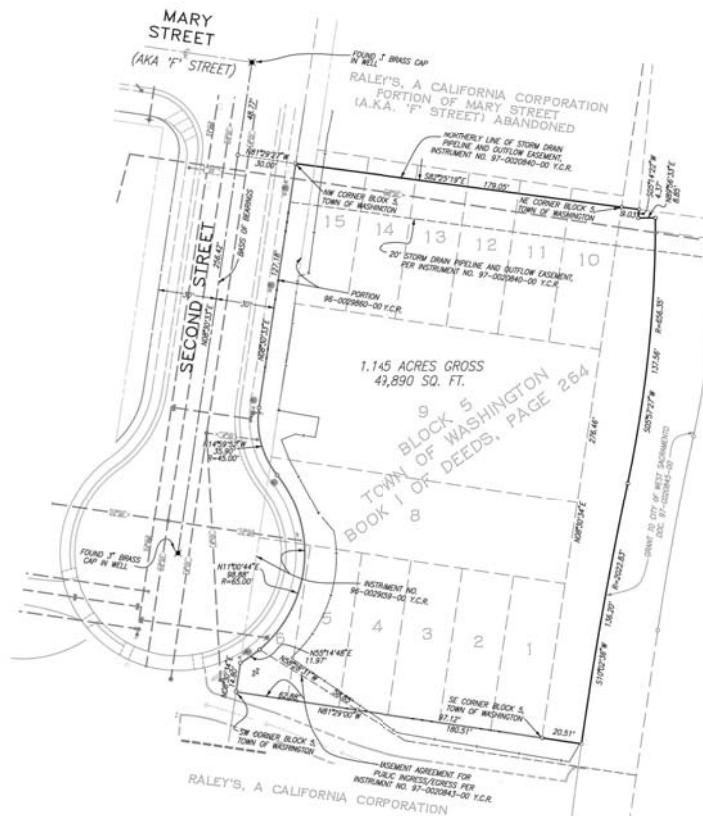
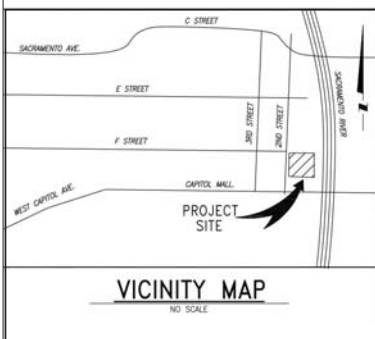
TOTAL: 177 STALLS
 50% REDUCTION PER 17.27.050 (D): 89 STALLS



ALTA/ACSM LAND TITLE SURVEY
 LOTS 1-5, 9-15, AND A PORTION OF LOTS 6 & 8 IN BLOCK 5
 TOGETHER WITH A PORTION OF SECOND STREET OF THE MAP
 OF 'TOWN OF WASHINGTON' (BOOK 1 OF DEEDS, PAGE 264) TOGETHER
 WITH A PORTION OF PROJECTED SECTION 35, T.9N, R.4E, M.D.B. & M.
 CITY OF WEST SACRAMENTO, COUNTY OF YOLO, CALIFORNIA
 JANUARY, 2006 SCALE: 1"=30'
 MURRAY SMITH & ASSOCIATES



- LEGEND:**
- DIMENSION POINT \times
 - FOUND MONUMENT AS SHOWN \bullet
 - YOLO COUNTY RECORDS Y.C.R. \circ
 - CENTERLINE $—\text{C}—$
 - STORM DRAIN & SIZE $—\text{S}—$
 - MANHOLE \bullet
 - DRAIN INLET ---
 - SANITARY SEWER & SIZE $—\text{SS}—$
 - MANHOLE \bullet
 - WATER MAIN & SIZE $—\text{WM}—$
 - FIRE HYDRANT ---
 - GATE VALVE ---
 - WATER METER ---
 - STREET LIGHT ---
 - POWER POLE ---
 - JOINT POLE ---
 - GUY POLE ---
 - GUY WIRE ---
 - CURB, GUTTER & SIDEWALK $—\text{---}$



BASIS OF BEARINGS

THE BASIS OF BEARINGS OF THIS SURVEY IS THE CENTERLINE OF SECOND STREET AS ESTABLISHED BY FOUND MONUMENTS SHOWN HEREON. THE BEARING IS N092°21'27".

NOTES

- EASEMENTS SHOWN HEREON PER PRELIMINARY REPORT, ORDER NO. 05-3001830-KR, FIDELITY NATIONAL TITLE COMPANY, 8001 FOLSOM BOULEVARD, SUITE 210, SACRAMENTO, CA 95826 DATED DECEMBER 29, 2005.
- THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THAT AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. CONTACT U.S.A. NORTH FOR FIELD VERIFICATION (800) 327-3900.
- THE PROPERTY SHOWN AND DESCRIBED LIES WITHIN ZONE X (SHADE) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY COMMUNITY PANEL NO. 060728-0059 DATED JANUARY 19, 1985. ZONE X (SHADE) DENOTES AREAS PROTECTED FROM THE ONE PERCENT ANNUAL CHANCE OF FLOOD BY LEVEE, DIKE, OR OTHER STRUCTURE.
- PROPERTY SHOWN HEREON IS ZONED WF (WATERFRONT) AND LIES WITHIN PLANNED DEVELOPMENT NO. 30 IN THE CITY OF WEST SACRAMENTO AND IS SUBJECT TO THE CONDITIONS AND RESTRICTIONS PRESCRIBED THEREIN.
- THERE ARE NO BUILDINGS ON THE PROPERTY SHOWN HEREON.

LEGAL DESCRIPTION

LOTS 1-8 INCLUSIVE AND LOTS 9-15 INCLUSIVE IN BLOCK 5, AS SHOWN ON THE MAP OF TOWN OF WASHINGTON FILED IN THE OFFICE OF THE RECORDER, COUNTY OF YOLO, STATE OF CALIFORNIA IN BOOK 1 OF DEEDS, PAGE 264.

TOGETHER WITH ALL THAT PORTION OF THAT CERTAIN PARCEL OF LAND AS VACATED BY THE CITY OF WEST SACRAMENTO BY RESOLUTION NO. 89-110 AND RECORDED DECEMBER 11, 1998 AND RECORDED INSTRUMENT NO. 89-002686-00, YOLO COUNTY RECORDS LING SOUTHERLY OF THE NORTHERLY LINE OF THAT CERTAIN EASEMENT AGREEMENT FOR STORM DRAIN PIPELINE AND OUTFLOW RECORDED AUGUST 26, 1997, INSTRUMENT NO. 97-002686-00 YOLO COUNTY RECORDS.

ALSO TOGETHER WITH ALL THAT PORTION OF PROJECTED SECTION 35, T.9N, R.4E, M.D.B. & M. AND LING BETWEEN THE EAST LINE OF SAID TOWN OF WASHINGTON AND THE SACRAMENTO RIVER SITUATE IN THE COUNTY OF YOLO, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF BLOCK 5 AS SHOWN ON SAID TOWN OF WASHINGTON; THENCE FROM SAID POINT OF BEGINNING ALONG THE EASTERLY LINE OF SAID BLOCK 5, NORTHERLY 02°30'13" EAST 276.48 FEET TO A POINT ON THE NORTHERLY LINE OF THAT CERTAIN EASEMENT AGREEMENT FOR STORM DRAIN PIPELINE AND OUTFLOW RECORDED AUGUST 26, 1997, INSTRUMENT NO. 97-002686-00, YOLO COUNTY RECORDS, WHICH POINT BEARS SOUTH 02°30'13" WEST 485.93 FEET FROM THE NORTHEAST CORNER OF BLOCK 4 OF SAID TOWN OF WASHINGTON; THENCE ALONG SAID NORTHERLY LINE, SOUTH 82°57'17" EAST 8.63 FEET TO A POINT ON THE WESTERLY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN THAT CERTAIN GRANT DEED TO THE CITY OF WEST SACRAMENTO RECORDED AUGUST 26, 1995, INSTRUMENT NO. 97-002684-00, YOLO COUNTY RECORDS; THENCE ALONG SAID WESTERLY LINE, THE FOLLOWING FOUR (4) COURSES: 1) SOUTH 09°42'27" WEST 4.37 FEET; 2) NORTH 89°58'17" EAST 8.88 FEET; 3) ALONG THE ARC OF A NON-CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 568.35 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING SOUTH 02°57'27" WEST 137.56 FEET TO A POINT OF REVERSE CURVATURE; AND 4) ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 302.83 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING SOUTH 10°52'30" WEST 136.20 FEET; THENCE ALONG THE EASTERLY PROLONGATION OF THE SOUTH LINE OF SAID BLOCK 5, NORTH 87°29'50" WEST 203.51 FEET TO THE POINT OF BEGINNING.

ALSO TOGETHER WITH ALL THAT PORTION OF THAT CERTAIN PARCEL OF LAND AS VACATED BY THE CITY OF WEST SACRAMENTO BY RESOLUTION NO. 89-110 AND RECORDED DECEMBER 11, 1998 AS INSTRUMENT NO. 89-002686-00, YOLO COUNTY RECORDS LING NORTHERLY OF THE NORTHERLY LINE OF THAT CERTAIN EASEMENT AGREEMENT FOR STORM DRAIN PIPELINE AND OUTFLOW RECORDED AUGUST 26, 1997, INSTRUMENT NO. 97-002686-00, YOLO COUNTY RECORDS.

SURVEYOR'S CERTIFICATE

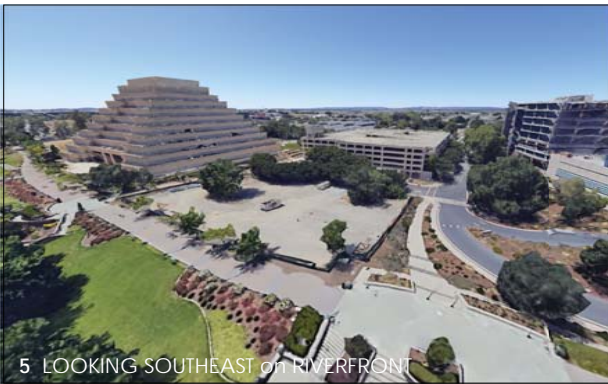
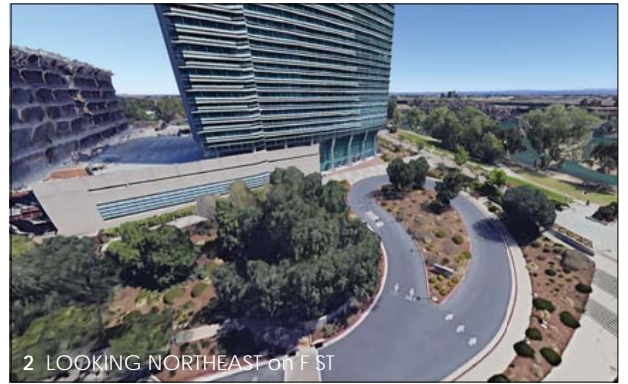
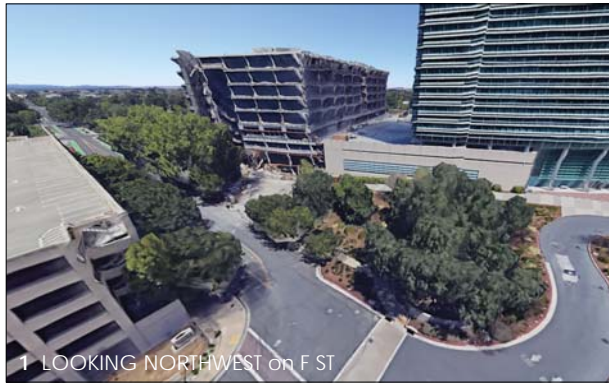
TO: RALEY'S, A CALIFORNIA CORPORATION AND FIDELITY NATIONAL TITLE COMPANY

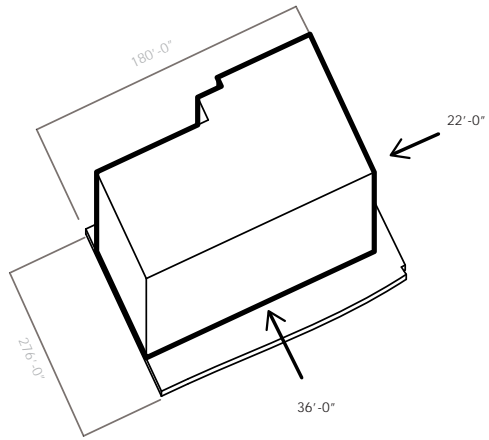
THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 2-4, 6, 8, 9, 10, 11 (A), AND 13-16 OF TABLE "M" THEREIN PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION. UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF CALIFORNIA, THE RELATIVE POSITIONAL ACCURACY OF THE SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

DATE: _____

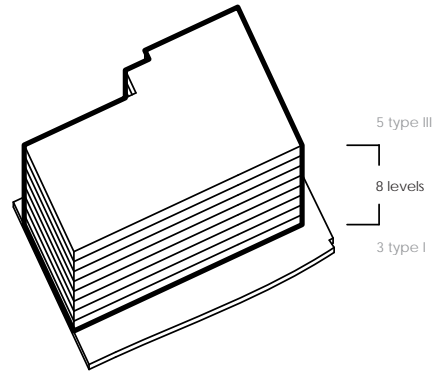
MIKE R. HMMELMANN L.S. 6911
 MURRAY SMITH & ASSOCIATES ENGINEERING
 1340 BLUE OAKS BOULEVARD, SUITE 200
 ROSEVILLE, CALIFORNIA 95678
 JOB NO. 05-19
 DATE OF SURVEY: DECEMBER 14, 2005

02-091

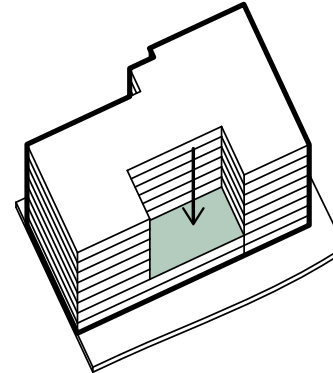




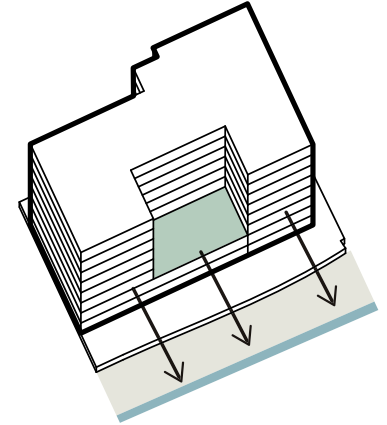
VOLUME



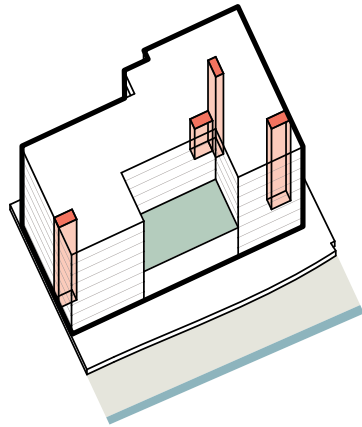
LEVELS



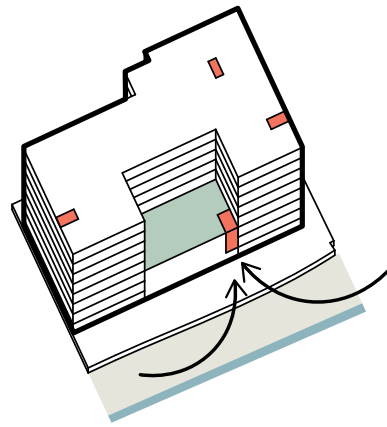
COMMUNAL SPACE



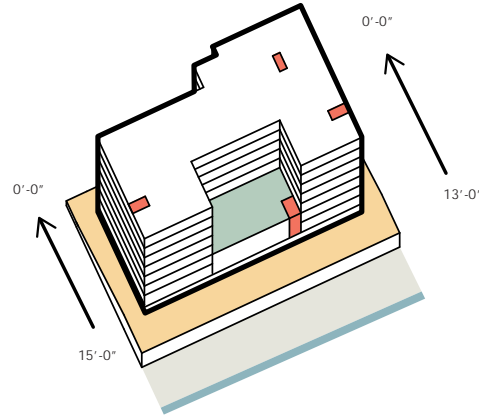
MAXIMIZE RIVERFRONT VIEWS



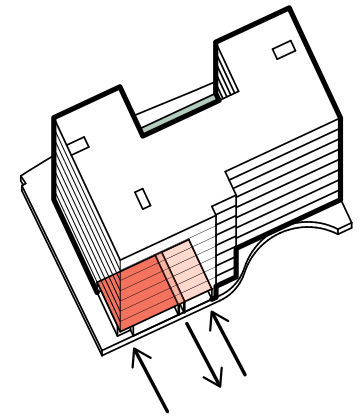
CIRCULATION



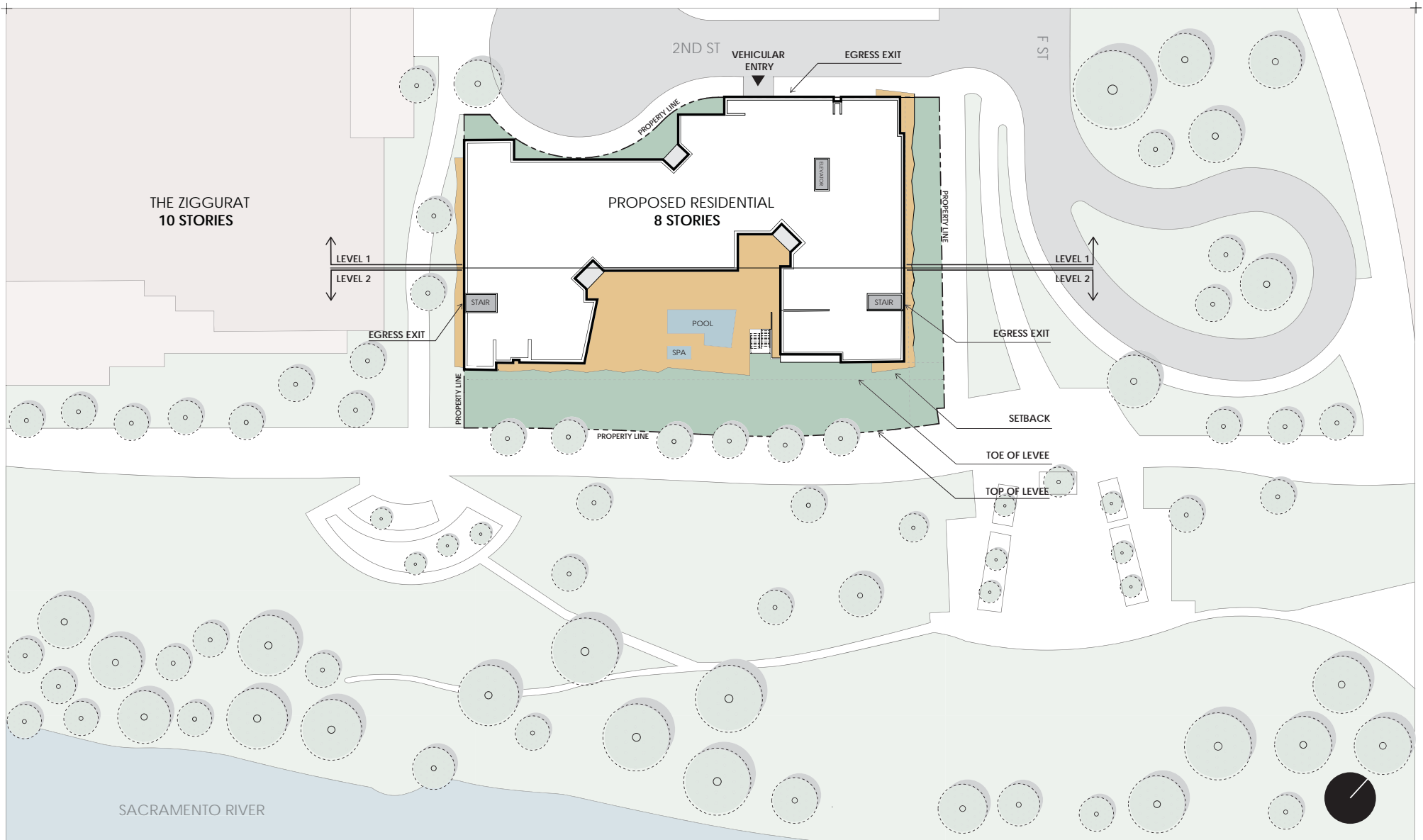
CONNECTIVITY

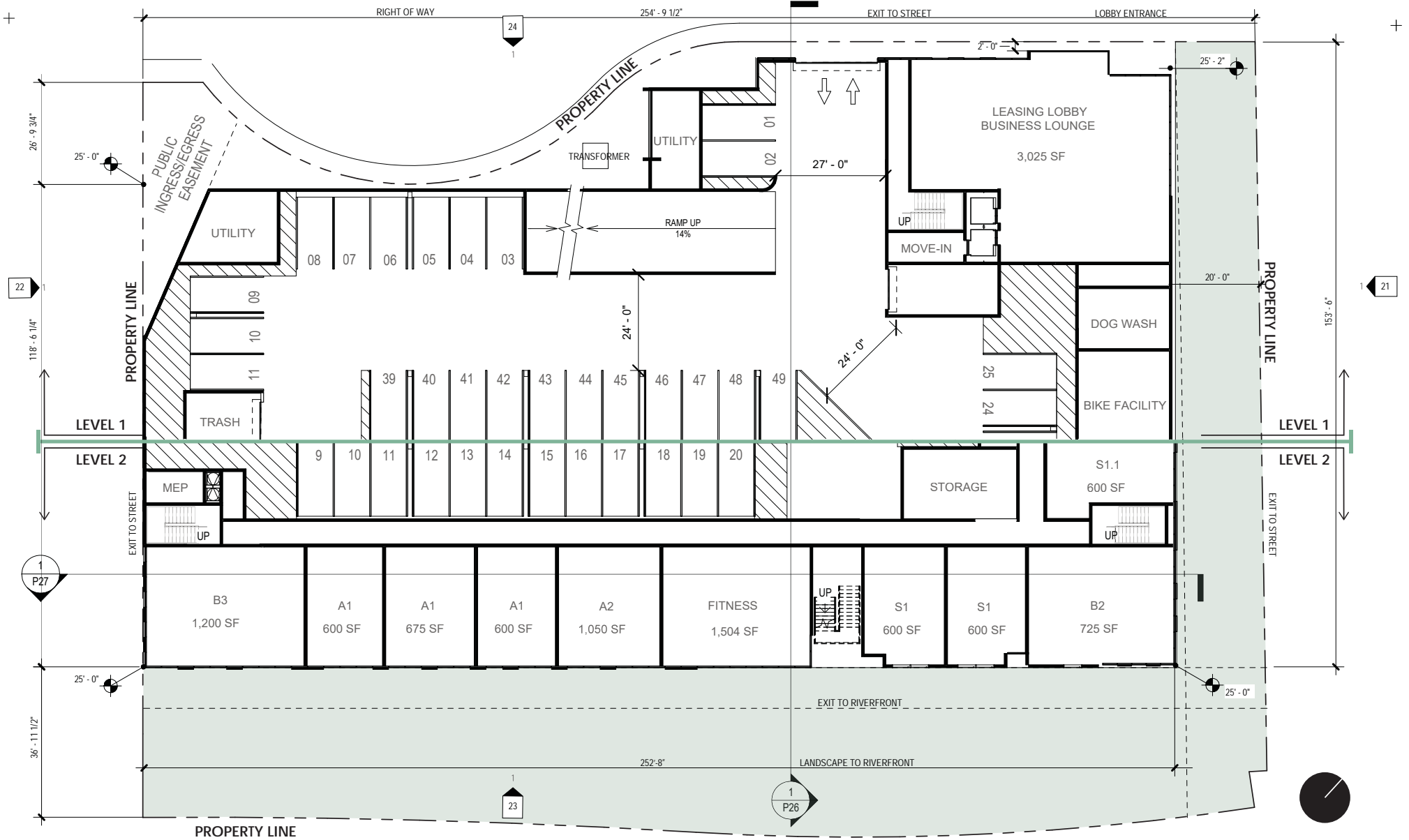


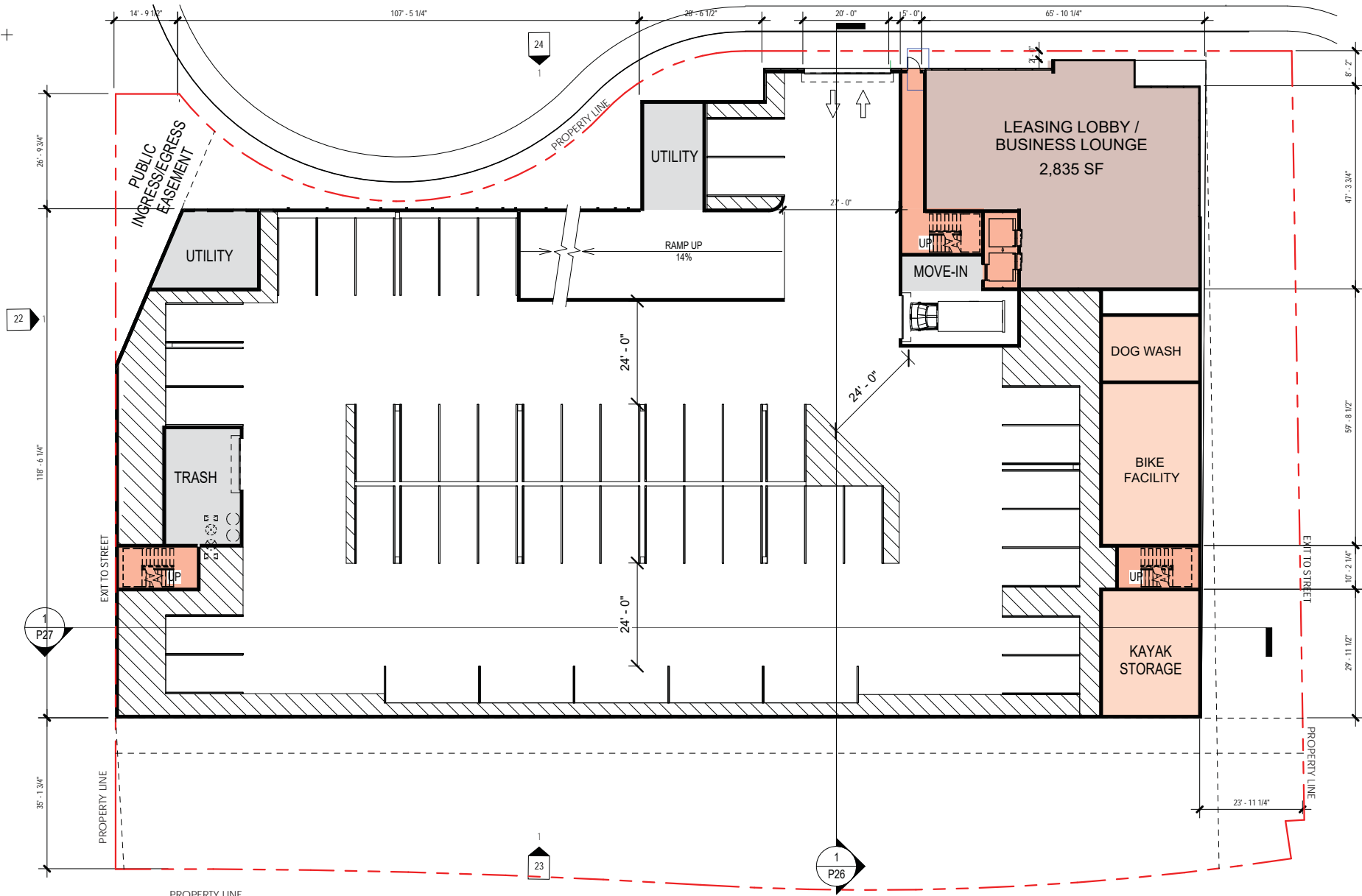
PEDESTRIAN FLOW



MAIN CORNER + ENTRY







+

22

1
P27

+

24

23

21



P14



+



+

22

21

24

1
P27

1
P26

23



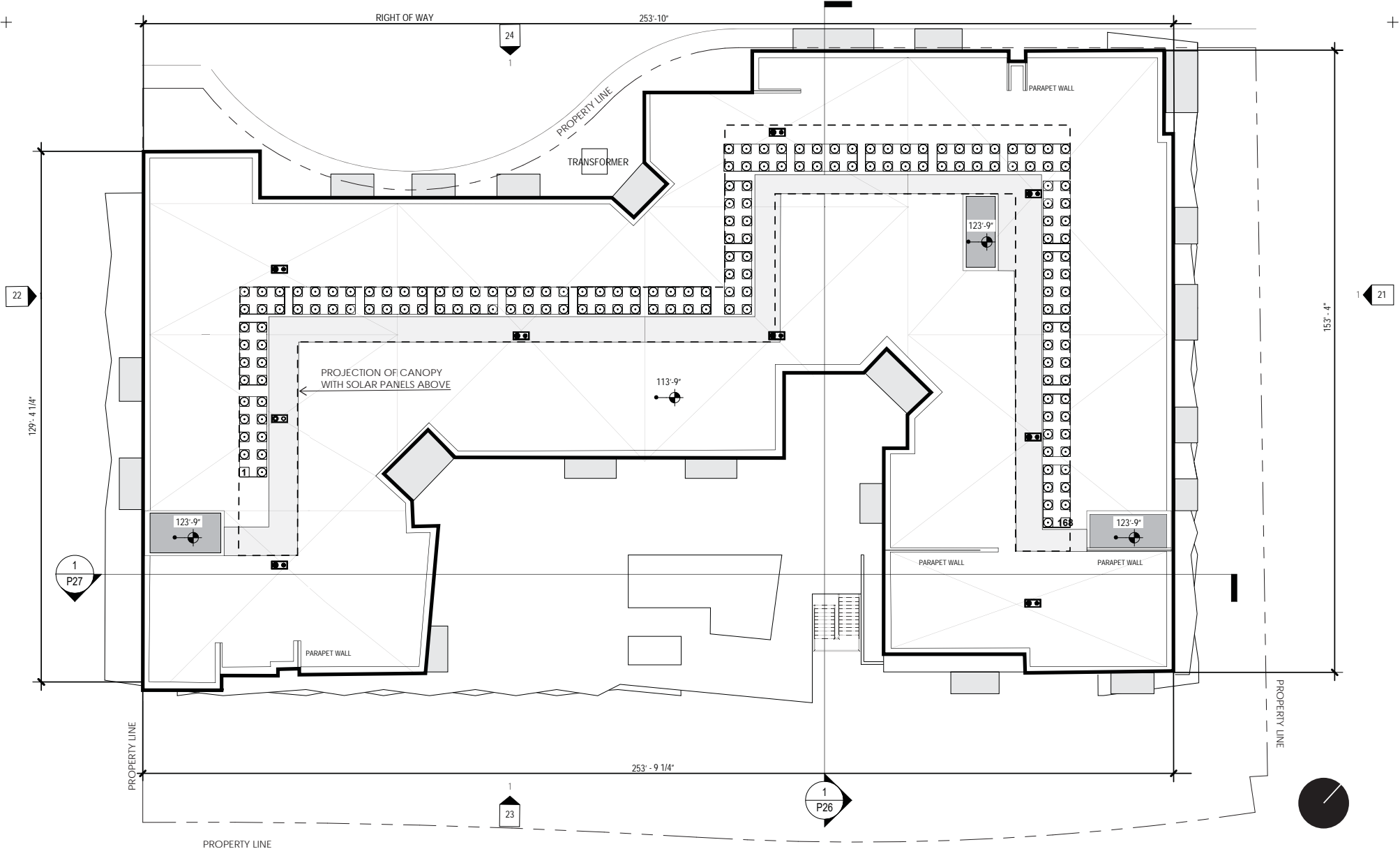
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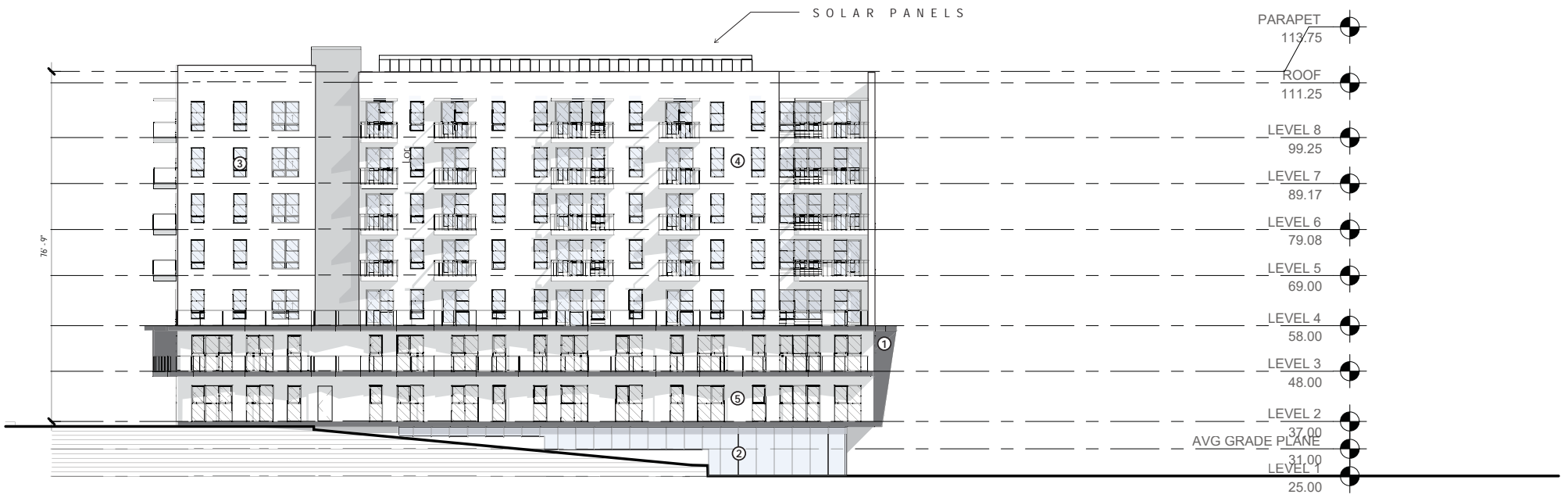
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- ① CONCRETE - GRAY
- ② ALUMINUM STOREFRONT SYSTEM
- ③ VINYL WINDOW COLOR WHITE
- ④ SAND CEMENT PLASTER 16/20 FINISH
- ⑤ PORCERLANOSA TILE





- ① CONCRETE - GRAY
- ② ALUMINUM STOREFRONT SYSTEM
- ③ VINYL WINDOW COLOR WHITE
- ④ SAND CEMENT PLASTER 16/20 FINISH
- ⑤ PORCERLANOSA TILE



- ① CONCRETE - GRAY
- ② ALUMINUM STOREFRONT SYSTEM
- ③ VINYL WINDOW COLOR WHITE
- ④ SAND CEMENT PLASTER 16/20 FINISH
- ⑤ PORCERLANOSA TILE

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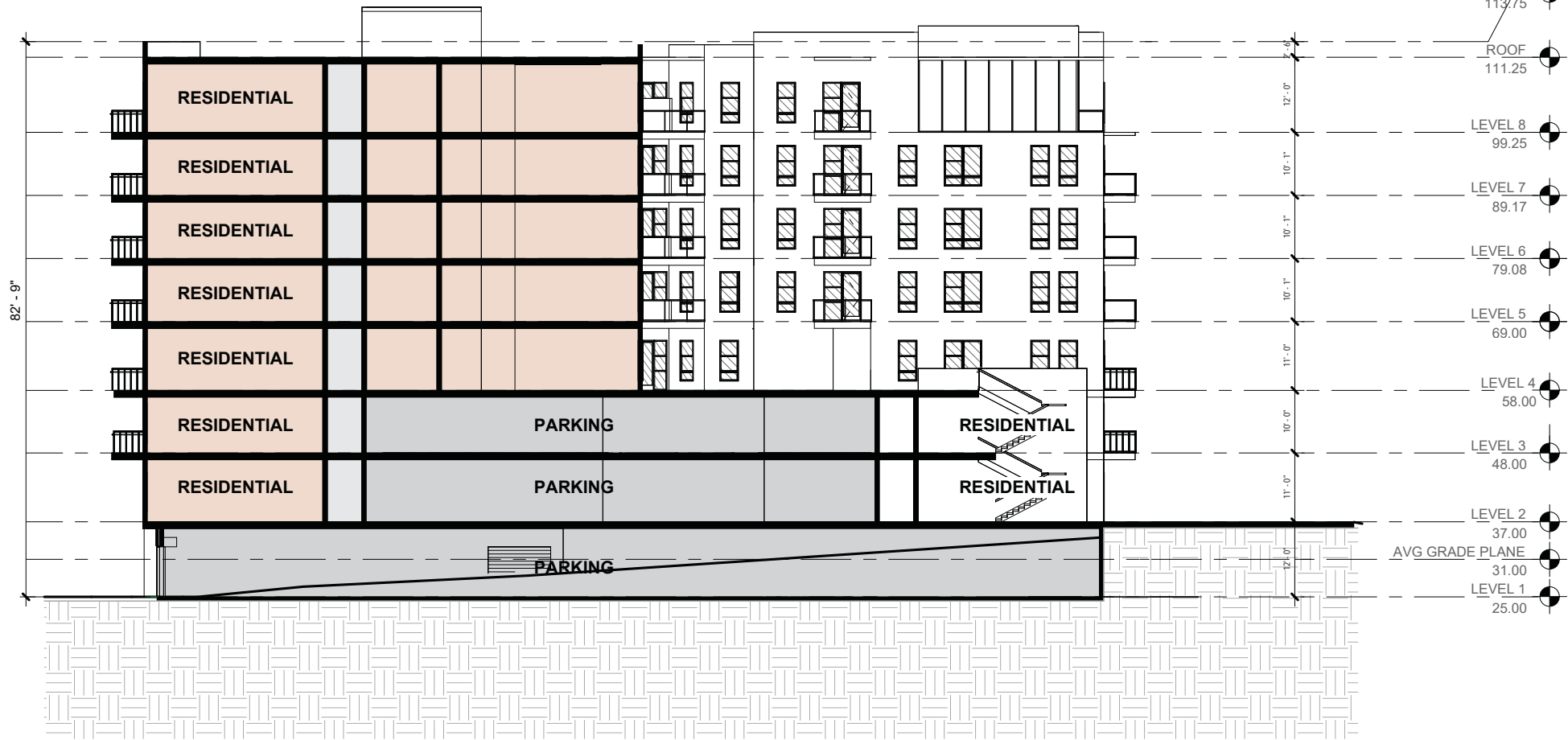
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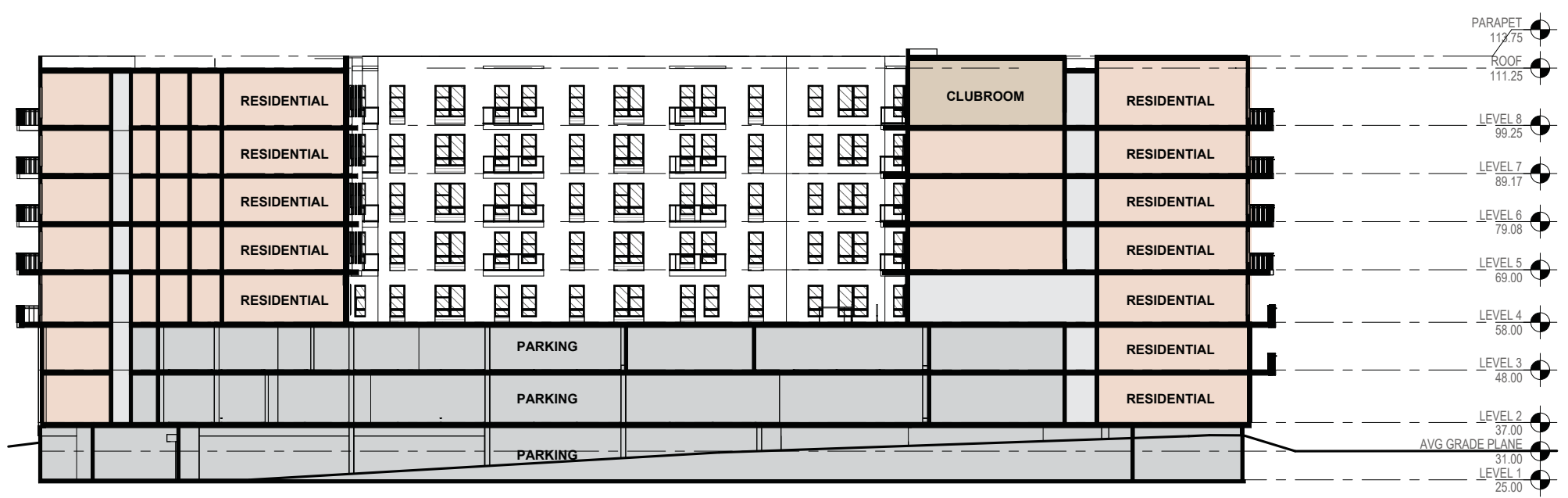


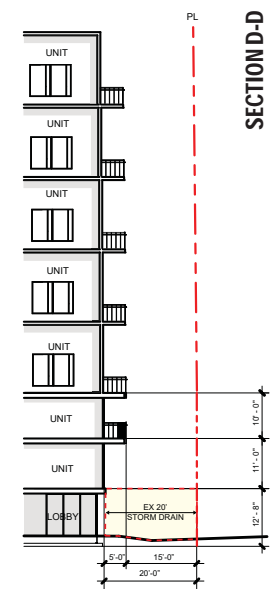
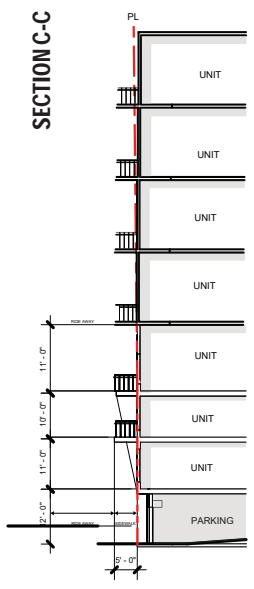
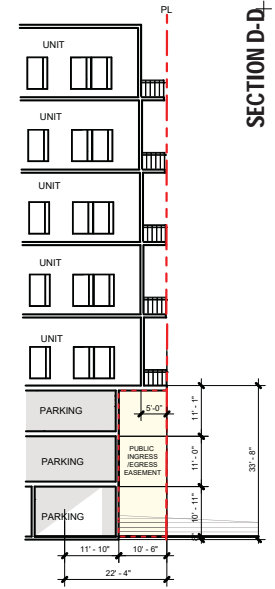
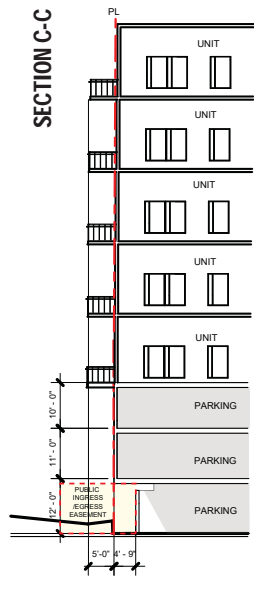
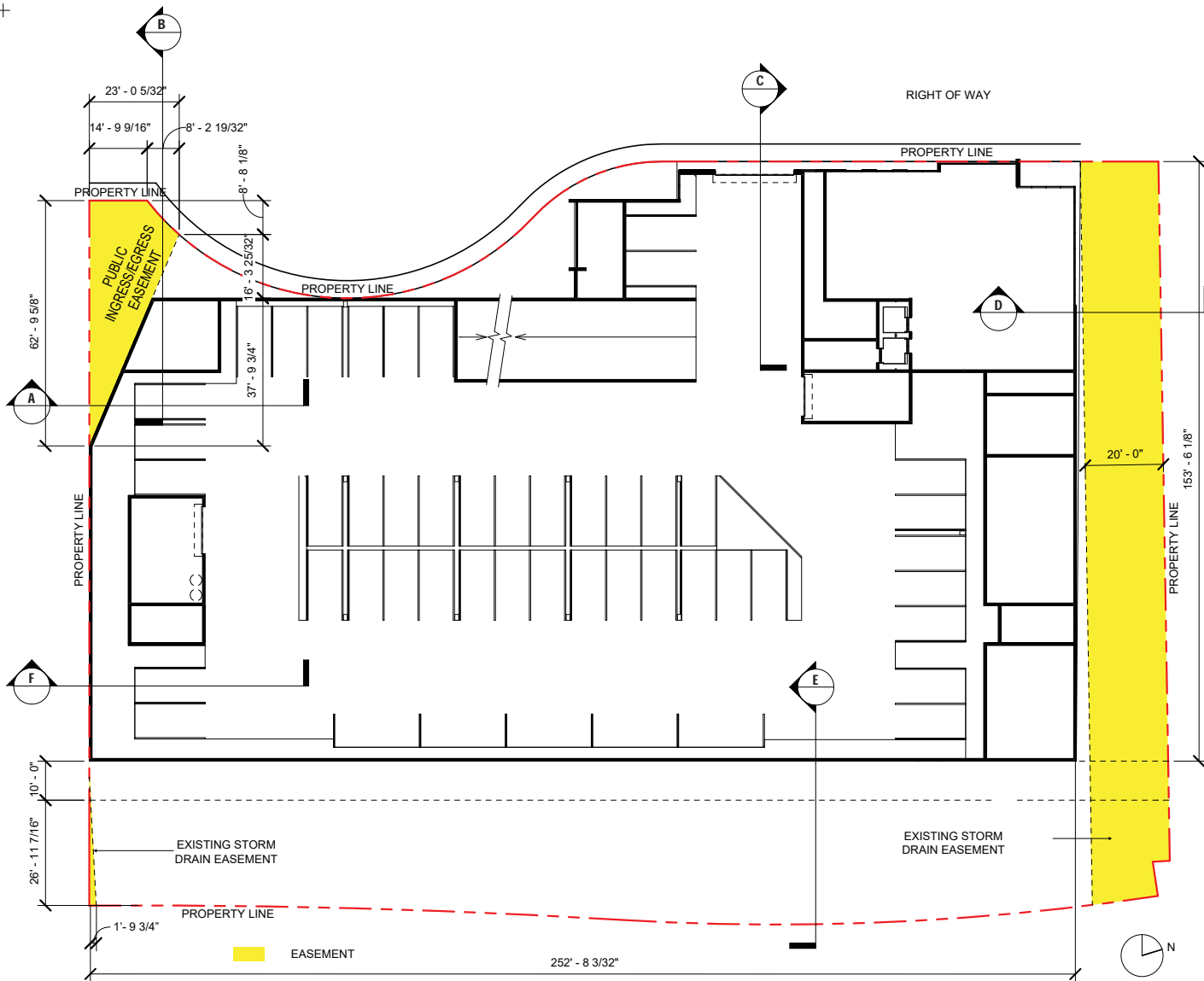
- ① CONCRETE - GRAY
- ② ALUMINUM STOREFRONT SYSTEM
- ③ VINYL WINDOW COLOR WHITE
- ④ SAND CEMENT PLASTER 16/20 FINISH
- ⑤ PORCERLANOSA TILE

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WATERFRONT PLACE FRONTAGE
 • see sheet L.3

PODIUM POOL / VIEW DECK
 • see sheet L.4

RIVER WALK FRONTAGE
 • see sheet L.3

EXISTING TREES
 • to remain



WATERFRONT PLACE

PUBLIC INGRESS / EGRESS EASEMENT

LEVEL 1 LEVEL

LEASING LOBBY / BUSINESS LOUNGE

DOG WASH

BIKE FACILITY

RIVER ACCESS

FITNESS

RIVER WALK PARK

- WATERFRONT PLACE FRONTAGE
- enhanced paving
 - pottery
 - curb adjacent sidewalk
 - canopy trees

- SIDE YARD (sd easement)
- vertical shrubs at architectural columns
 - sculptural shrub planting

- RIVER WALK FRONTAGE
- enlarged private patios with bbqs and direct connection to river walk
 - shade trees
 - sculptural shrub planting

- PROJECT ENTRY AND FITNESS LAWN
- "boardwalk" to entry stair
 - fitness lawn with low accent wall
 - specimen trees
 - light bollards



- VIEW DECK
- dining are with bbq counter
 - specimen tree
 - seating nodes
- fireside lawn with firepit and lounge seating

enlarged private patios - typ.

RESTROOM/SHOWERS

- POOL DECK
- pool - 590 s.f.
 - spa - 90 s.f.
 - "boardwalk" with chaise lounge chairs & umbrellas
 - specimen tree in raised planter with seating
 - lounge sofa with pottery



WATERFRONT PLACE

RIVER ACCESS

RIVER WALK PARK

- GENERAL PLANTING NOTES**
1. ALL PLANTING AND IRRIGATION WILL CONFORM TO THE CITY MUNICIPAL CODE.
 2. AN AUTOMATIC DRIP IRRIGATION SYSTEM WILL BE UTILIZED FOR THIS PROJECT PER THE CITY'S WATER CONSERVATION ORDINANCE. THE IRRIGATION DESIGN WILL COMPLY WITH A81881 AND ESTIMATED ANNUAL WATER USE (EAWU) WILL NOT EXCEED MAXIMUM ANNUAL WATER USE (MAWU) CALCULATIONS.
 3. ALL MATURE PLANTING WILL NOT INTERFERE WITH UTILITY LINES OR TRAFFIC LINE OF SIGHT TRIANGLES.
 4. ALL ABOVE-GROUND UTILITIES WILL BE SCREENED WITH 15 GALLON DENSE PLANT MATERIAL INCLUDING TRANSFORMERS AND TELEPHONE BOXES. NO UTILITIES SHALL CONFLICT WITH PLANTING.
 5. ALL COMMON AREA LANDSCAPE WILL BE MAINTAINED BY THE PROPERTY MANAGEMENT COMPANY.
 6. ALL SHRUB AREAS WILL RECEIVE A 3" MINIMUM LAYER OF BARK MULCH PER CAL GREEN REQUIREMENTS.
 7. TREES WITH INVASIVE ROOTS SHALL NOT BE PLANTED WITHIN OR ADJACENT TO THE PUBLIC RIGHT-OF-WAY.

PROPOSED PLANT LIST
THIS PRELIMINARY PLANT PALETTE IS INTENDED TO REPRESENT A TYPICAL SAMPLE OF THE PROPOSED PLANTS BUT DOES NOT INDICATE THE EXACT SPECIES WHICH WILL BE DEVELOPED ON THE DETAILED PLANS. ALL PROPOSED TREES WILL BE COMPLIANT WITH CAL GREEN REQUIREMENTS FOR WATER CONSERVING AND NON-INVASIVE AS DEFINED BY PC.

TREE AND PALM LEGEND				
TREES	BOTANICAL / COMMON NAME	SIZE	WUCOLS	QTY
	CHAMAEROPS HUMILIS MEDITERRANEAN FAN PALM	24"BOX	LOW	2
	LAGERSTROEMIA 'X' 'NATCHEZ' NATCHEZ CRAPE MYRTLE MULTI-TRUNK	36"BOX	MODERATE	4
	LAURUS 'X' 'SARATOGA' SARATOGA HYBRID LAUREL	24"BOX	MODERATE	10
	LIQUIDAMBAR STYRACIFLUA SWEET GUM	36"BOX	MODERATE	5
	OLEA EUROPAEA 'WILSON' FRUITLESS OLIVE	24"BOX	MODERATE	1
	QUERCUS AGRIFOLIA COAST LIVE OAK MULTI-TRUNK	36"BOX	VERY LOW	3
	ULMUS PARVIFOLIA 'DRAKE' DRAKE LACEBARK ELM	24"BOX	MODERATE	4

SHRUB LIST





SHRUBS & GROUND COVER	SIZE	WATER USE
AGAVE GEMINIFLORA	TWIN FLOWERED AGAVE	15 GAL LOW
ALOE ARBORESCENS	TREE ALOE	1 GAL LOW
ANGIOZANTHUS SPP.	KANGAROO PAW	5 GAL LOW
ARBITRUS UNDEO 'COMPACTA' COMPACT	STRAWBERRY BUSH	15 GAL LOW
ARCTOSTAPHYLOS EDMUNDSONII	CARAMEL SUR MANZANITA	5 GAL LOW
BACCHARIS FULLEBRARI	COYOTE BUSH	5 GAL LOW
BUXUS M. JAPONICA	JAPANESE BOXWOOD	5 GAL MOD.
CAREX TUMULICOLA	BERKELEY SEDGE	1 GAL LOW
CISTUS HYBRIDUS	WHITE ROCKROSE	5 GAL LOW
DODONAEA VISCOSEA	HOP SEED BUSH	5 GAL MOD.
ECHINUM FASTUOSUM	PRIDE OF MADAGASCAR	5 GAL LOW
ELAEAGARIS FORTENSIS	BLUEBERRY EVERGREEN	5 GAL LOW
FELDIA SELLOWIANA	PINEAPPLE GUAVA	15 GAL LOW
FESTUCA GLAUCA & CVRS	BLUE FESCUE	1 GAL LOW
FREMONTODENDRON CALIFORNICUM	CALIFORNIA FLANNEL BUSH	5 GAL LOW
HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GAL MOD.
HETEROMELES ARBUTIFOLIA	TOYON	5 GAL LOW
IRS PACIFIC COAST HYBRIDS	HYBRID IRS	1 GAL MOD.
IPOMOEHA LINARIA & CVRS	RED HOT POKER	5 GAL LOW
LAVANDULA ANGUSTIFOLIA	ENGLISH LAVENDER	5 GAL LOW
LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD'	TEXAS RANGER	5 GAL LOW
LYRUMS ARENARIUS & CVRS	BLUE LYME GRASS	1 GAL MOD.
LIRIOPE MUSCARI & CVRS	LILY TURF	5 GAL MOD.
LOMOCERA JAPONICA 'HALLIANA'	JAPANESE HONEYSUCKLE	1 GAL LOW
MYRTUS COMMUNIS 'COMPACTA'	DWARF MYRTLE	5 GAL MOD.
NASSELLA PILICHA	PURPLE NEEDLE GRASS	1 GAL LOW
PENNISETUM SETACEUM 'CUPREUM'	FOUNTAIN GRASS	1 GAL LOW
PHORBULUM TENAX	NEW ZEALAND FLAX	5 GAL MOD.
PITISPORIUM TOBIRA VARIEGATA	VAREGATED TOBIRA	5 GAL MOD.
PRUNUS ILICIFOLIA	HOLLYLEAF CHERRY	5 GAL LOW
RHAMNUS CALIFORNICA	COFFEEBERRY	5 GAL LOW
RHAPHIDOPHYS INDICA	INDIAN VANILLA PLANTAIN	5 GAL MOD.
RHUS INTEGRIFOLIA	LEMONADE BERRY	5 GAL LOW
RHUS OVATA	SUGAR BUSH	5 GAL LOW
RIBES SPECIOSUM	FLOWERING GOOSEBERRY	5 GAL LOW
RIBES VIBURNIFOLIUM	EVERGREEN CURRANT	5 GAL LOW
ROSMARINUS O. 'HEINE'	TRAILING ROSEMARY	5 GAL LOW
ROSMARINUS O. 'TUSCAN BLUE'	ROSEMARY	5 GAL LOW
ROSMARINUS OFFICINALIS 'HOBSTADTUS'	PROSTRATE ROSEMARY	5 GAL LOW
SALVIA CLEVELANDII	CLEVELAND SAGE	5 GAL LOW
SALVIA GREGGII	AUTUMN SAGE	5 GAL LOW
WESTRINGIA FRUTICOSA 'WYNABIE GEM'	COAST ROSEMARY	5 GAL LOW
YUCCA SPP.	YUCCA	5 GAL LOW

SCREENING OF ABOVE-GROUND UTILITIES		
LIQUIDSTRUM L. TEXANUM	MAX LEAF PRIVET	15 GAL MOD.
PRUNUS C. 'BRIGHT & TIGHT'	CAROLINA LAUREL CHERRY	15 GAL MOD.

VINES		
BOUGAINVILLEA GLABRA	BOUGAINVILLEA	5 GAL MOD.
PARTHENOCISSUS TRICUSPIDATA	VIRGINIA CREEPER	5 GAL MOD.
TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	5 GAL LOW

WATERFRONT PLACE

LEGEND

-  42" HT. PATIO WALL
-  GATE
-  42" HT. ACCENT WALL
-  GLASS POOL FENCE - MIN. 5' HT.

RIVER ACCESS

RIVER WALK PARK

