

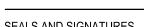
VILLAS

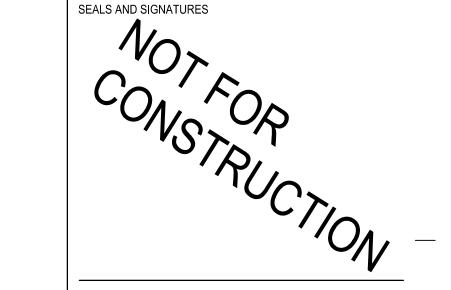
# **SMITHGROUP JJR**

301 BATTERY STREET 7TH FLOOR SAN FRANCISCO, CA 94111 415.227.0100 www.smithgroupjjr.com

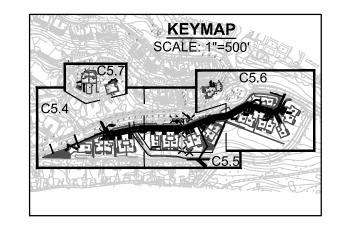


ISSUED FOR	REV	DATE
SITE PLAN REVIEW SUBMITTAL #3		11 AUG 2017
SITE PLAN REVIEW SUBMITTAL #2		26 APR 2017
SITE PLAN REVIEW SUBMITTAL		16 DEC 2016





KEYPLAN

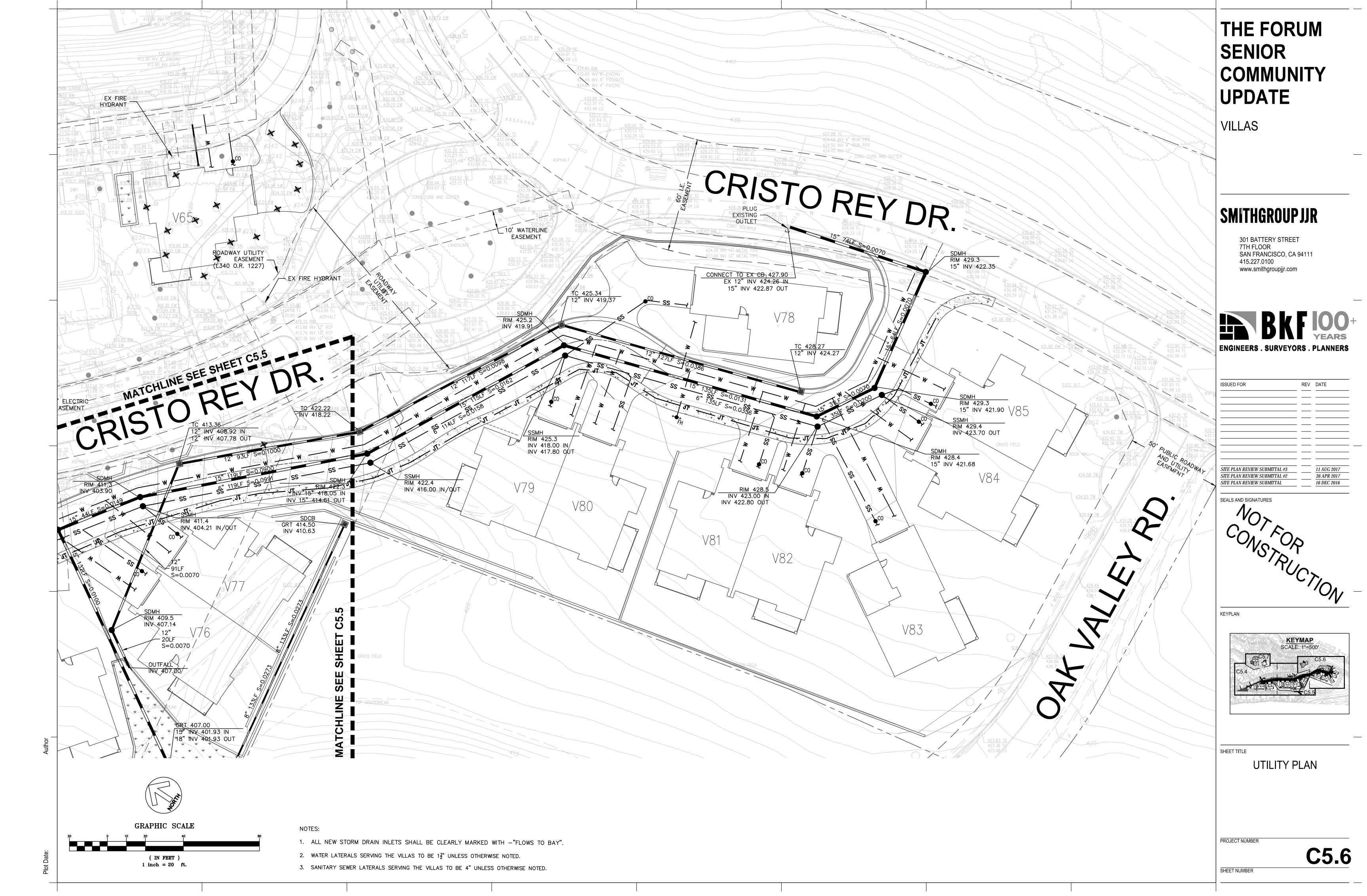


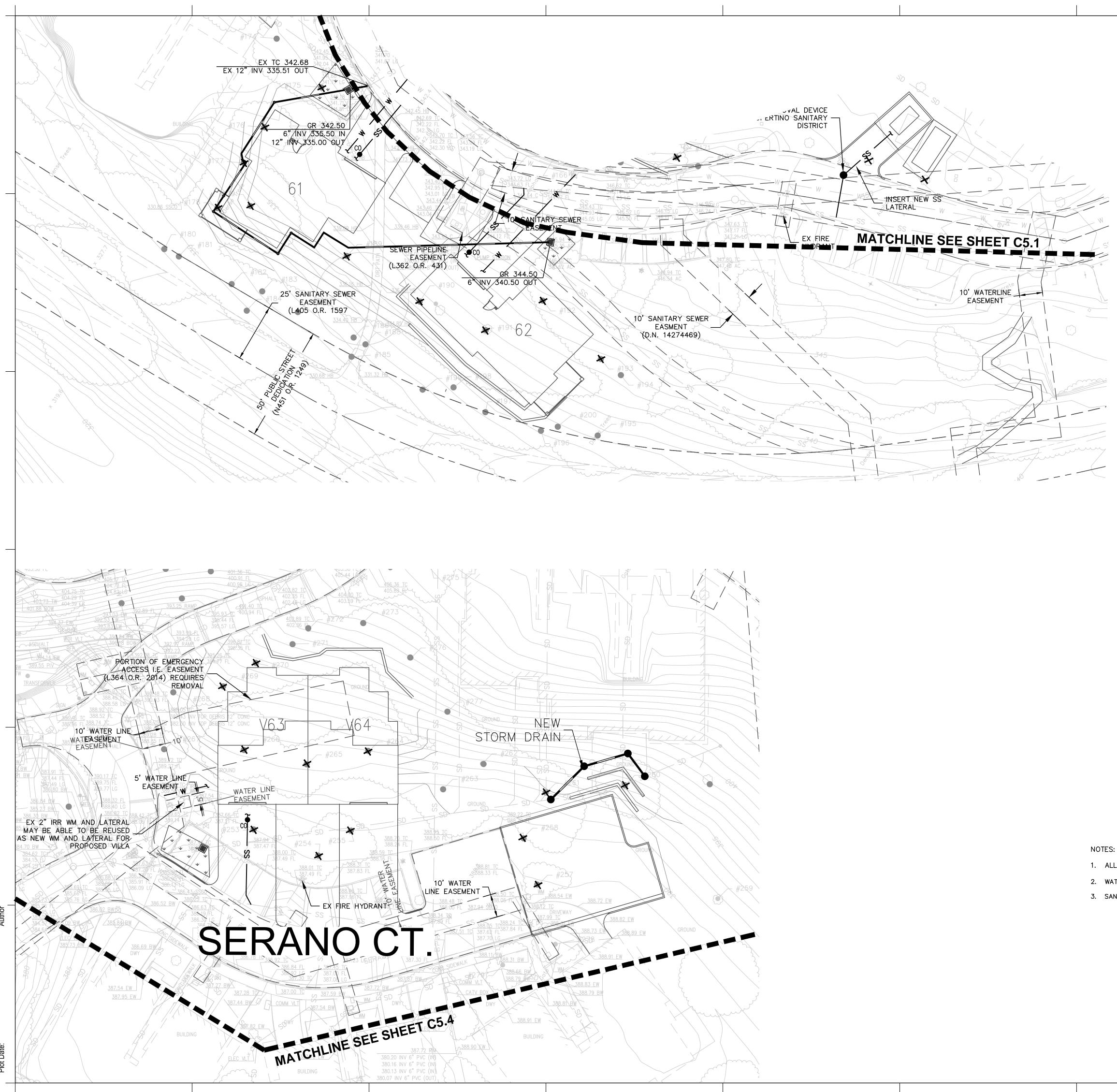
SHEET TITLE

UTILITY PLAN

PROJECT NUMBER







VILLAS

## **SMITHGROUP JJR**

301 BATTERY STREET 7TH FLOOR SAN FRANCISCO, CA 94111 415.227.0100 www.smithgroupjjr.com



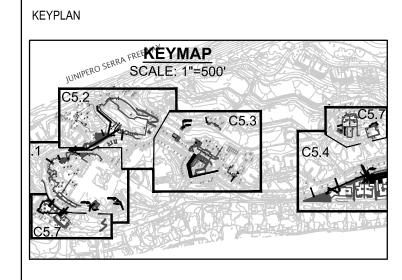
ISSUED FOR	REV	DATE
SITE PLAN REVIEW SUBMITTAL #3		<u>11 AUG 2017</u>
SITE PLAN REVIEW SUBMITTAL #2		26 APR 2017

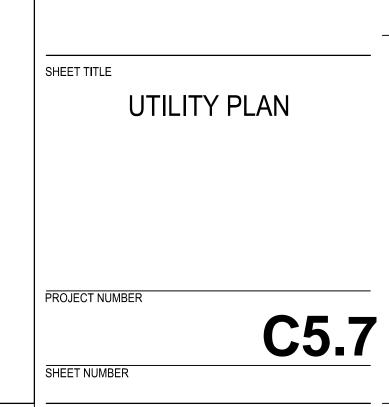
SITE PLAN REVIEW SUBMITTAL

16 DEC 2016



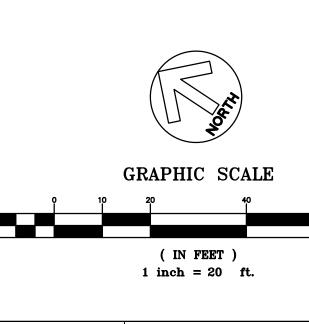






1. ALL NEW STORM DRAIN INLETS SHALL BE CLEARLY MARKED WITH -"FLOWS TO BAY". 2. WATER LATERALS SERVING THE VILLAS TO BE  $1\frac{1}{2}$ " UNLESS OTHERWISE NOTED.

3. SANITARY SEWER LATERALS SERVING THE VILLAS TO BE 4" UNLESS OTHERWISE NOTED.





		and the second				Control Sono		
				and the second s				
						24 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4		
FINAL PRODUCTION OF THE PRO				395				the second secon
FIGURATE REPORT TO THE REPORT TO THE REPORT TO THE REPO				() 385		March Control of Contr		
		Л		aunue and				
FIGURATE REPORT TO THE REPORT TO THE REPORT TO THE REPO			it s					
			200 INV 12 OUVILLEAR 245 INV 12" RCP (IV) 242 NOV 12" RCP (OUV)	A15				
And		366.55 GRI 363.05 NPT2 FLOW THROUGH		117 / 118 / 119 /		Marca		
		361.22 My TOP 4" AIPEID Store THAT	GARAGE RIM PV62:82 CB					
<ul> <li>And And And And And And And And And And</li></ul>	ING	CLOSURE TOSOVERED	E2000 UB					
		BW 2567 20 PM	R GARAGET					
Alternative and the second design of the second	Ŵ		30 358		40.19 INV 36" Perce 100 P 119 (VIN) - 1 - W 12 (ONO)		ASPHALES W SOUTEA	
			CORIMON DELEVIT	350:56 3314 21 INV8 DO				
LINE AND		ALV DOR OFF PHEE S5451 M S FL	358.54.141 	34166 INV 36" RCP(OUT 35 INV 12"/	TRANSFORMER 346. 344.		448.62 GR 448.62 GR 447.79 JAV 127 ROPCOUT 347.79 JAV 127 ROPCOUT 3 HASHAA VCIN	349.02 349.02 744.43
347-20 Mig     Sold-00       347-20 Mig     Sold-00       345-20 Mig     Sold-00 <t< td=""><td></td><td></td><td></td><td>formation of a</td><td>344.</td><td></td><td>57 INV RCP(OUT)</td><td></td></t<>				formation of a	344.		57 INV RCP(OUT)	
			35166 H		A A A A A A A A A A A A A A A A A A A	1 7 8		
	NY NY		346.42 INV 36 RO			79 INV 8" PVC	347.7	347.42 INV 6" PVC 345.80 JNV 8" PVC BUILDING
	2 HM		The second second		+ -	+ INV O FYC		
		15 06 47 85 60 C 1050.77 // 4 8 5 6 7 2 // 8 8 8 C 350 72 // 4 8 8 8 9 1 9 10 10 10 8 8 C 10 10 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8				Contraction of the second		
		3// 556.65 RM S/p/ + ++++++++++++++++++++++++++++++++			A A	********		La El Carron Labor
	munus H	40.51/ INV 8" PVČ(N)	34 Comp		and the second of the second o			- the second and the second se
	the state			AP-1-				
	some -		N × 1 × 1					
	A			× Sydem	SD W SP	Mark Mark		
THE BEDETER I I Stand month of the stand of			Surger of Cont	A Contraction		A sharpen we	DEPARTURE SS	SS WARDER
				Same A A	and a survey	and the second s		
	П			Contraction of the second	ANE CONTRACT	345 345 Juntum		
A SUI STORE A PAR IS XI - 1 / INATIA RITURN 2 4	+×			10. J TK 1	John Starte	stone"	and a state of the	
Bioretention Area Table     DRAIN       Proposed     Required     Potential     Excess     BUBBL	<u>INAG</u> BLER	DR BU	Excess			Proposed	a function of the second se	A contraction of the contraction
InspectInclusionInclusionInclusionImpervious AreaBioretention AreaBioretention AreaBioretention Area(SF)(SF)(SF)(SF)178335713396592526	$\overline{\mathbf{r}}$	$\overline{\bigtriangledown}$	Bioretention Area (SF)	Bioretention Area (SF)	Bioretention Area (SF)	Impervious Area (SF)		the second second

	Bioretentior	n Area Table	
Proposed	Required	Potential	Excess
Impervious Area	<b>Bioretention Area</b>	<b>Bioretention Area</b>	<b>Bioretention Area</b>
(SF)	(SF)	(SF)	(SF)
178335	7133	9659	2526
Notes:	1. Required treatment area	is calculated as 4% of the	proposed impervious area
	2.9,371 SF or added imperv	ious area is untreated and	is offset by treating
	9,972 SF of existing impervi	ous area.	

#### <u>LEGEND</u>

#### - - DRAINAGE MANAGEMENT AREA

	TREATED ADDED IMPERVIOUS AREA
	UNTREATED ADDED IMPERVIOUS AREA
	OFFSET TREATED EXISTING IMPERVIOUS AREA
	BIORETENTION AREA
* * * * * * * * * * * * * * * * * *	GREEN ROOF
	2:1 IMPERVIOUS TO PERVIOUS AREA

SI SUBGRAD

DET	<u>AIL NOTES:</u>
1.	PLACE 4"
	SURFACE A
	DRAINS, SI
	STRUCTURE
2.	TREATMEN1
	TREATMENT
3.	STRUCTURA
	LOCATIONS



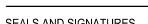
#### THE FORUM SENIOR COMMUNITY UPDATE

### **SMITHGROUP JJR**

301 BATTERY STREET 7TH FLOOR SAN FRANCISCO, CA 94111 415.227.0100 www.smithgroupjjr.com

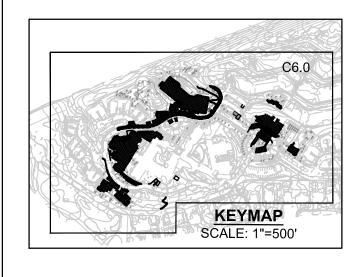


ISSUED FOR	REV	DATE
SITE PLAN REVIEW SUBMITTAL #3		11 AUG 2017
SITE PLAN REVIEW SUBMITTAL #2		26 APR 2017
SITE PLAN REVIEW SUBMITTAL		16 DEC 2016





KEYPLAN



SHEET TITLE

#### STORMWATER MANAGEMENT PLAN

PROJECT NUMBER

SHEET NUMBER

**C6.0** 



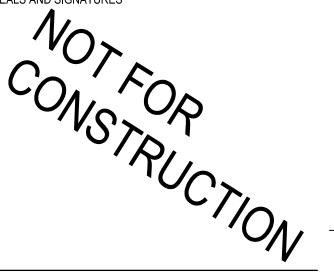
# **SMITHGROUP JJR**

301 BATTERY STREET 7TH FLOOR SAN FRANCISCO, CA 94111 415.227.0100 www.smithgroupjjr.com

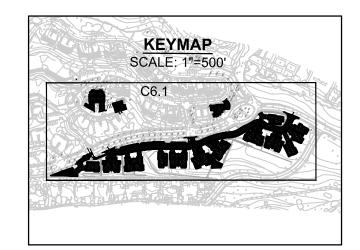


SSUED FOR	REV	DATE
SITE PLAN REVIEW SUBMITTAL #3		11 AUG 2017
SITE PLAN REVIEW SUBMITTAL #2		26 APR 2017
SITE PLAN REVIEW SUBMITTAL		16 DEC 2016





#### KEYPLAN

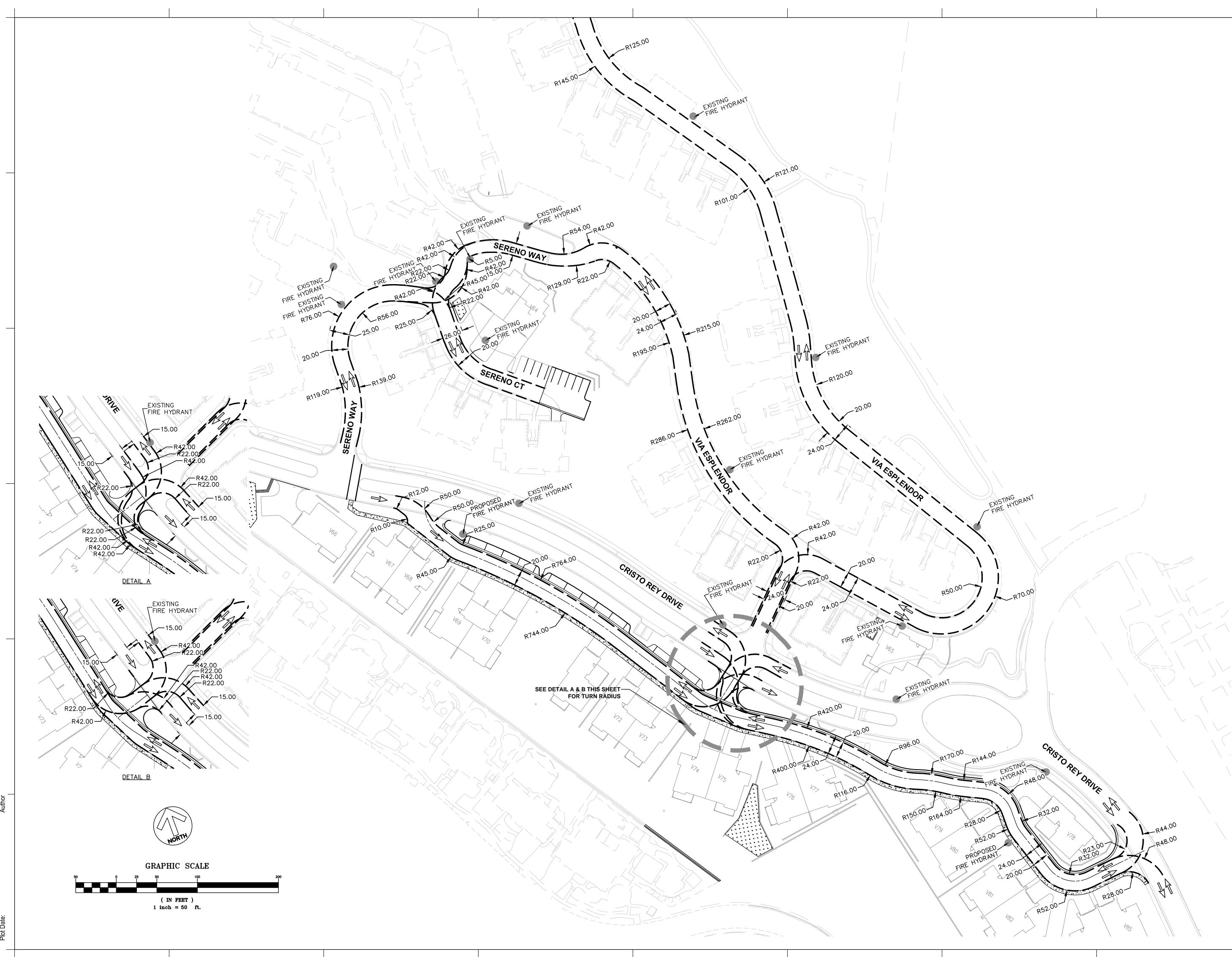


SHEET TITLE	
	STORMWA

#### /ATER MANAGEMENT PLAN

**C6.1** 

PROJECT NUMBER

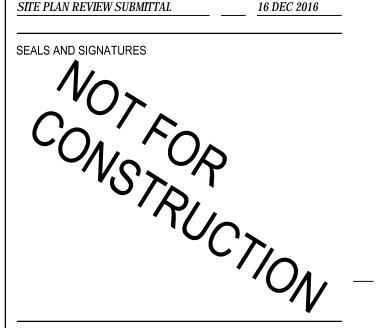


# **SMITHGROUP JJR**

301 BATTERY STREET 7TH FLOOR SAN FRANCISCO, CA 94111 415.227.0100 www.smithgroupjjr.com



ISSUED FOR	REV	DATE
SITE PLAN REVIEW SUBMITTAL #3		11 AUG 2017
SITE PLAN REVIEW SUBMITTAL #2		26 APR 2017
SITE DI AN REVIEW SURMITTAI		16 DEC 2016

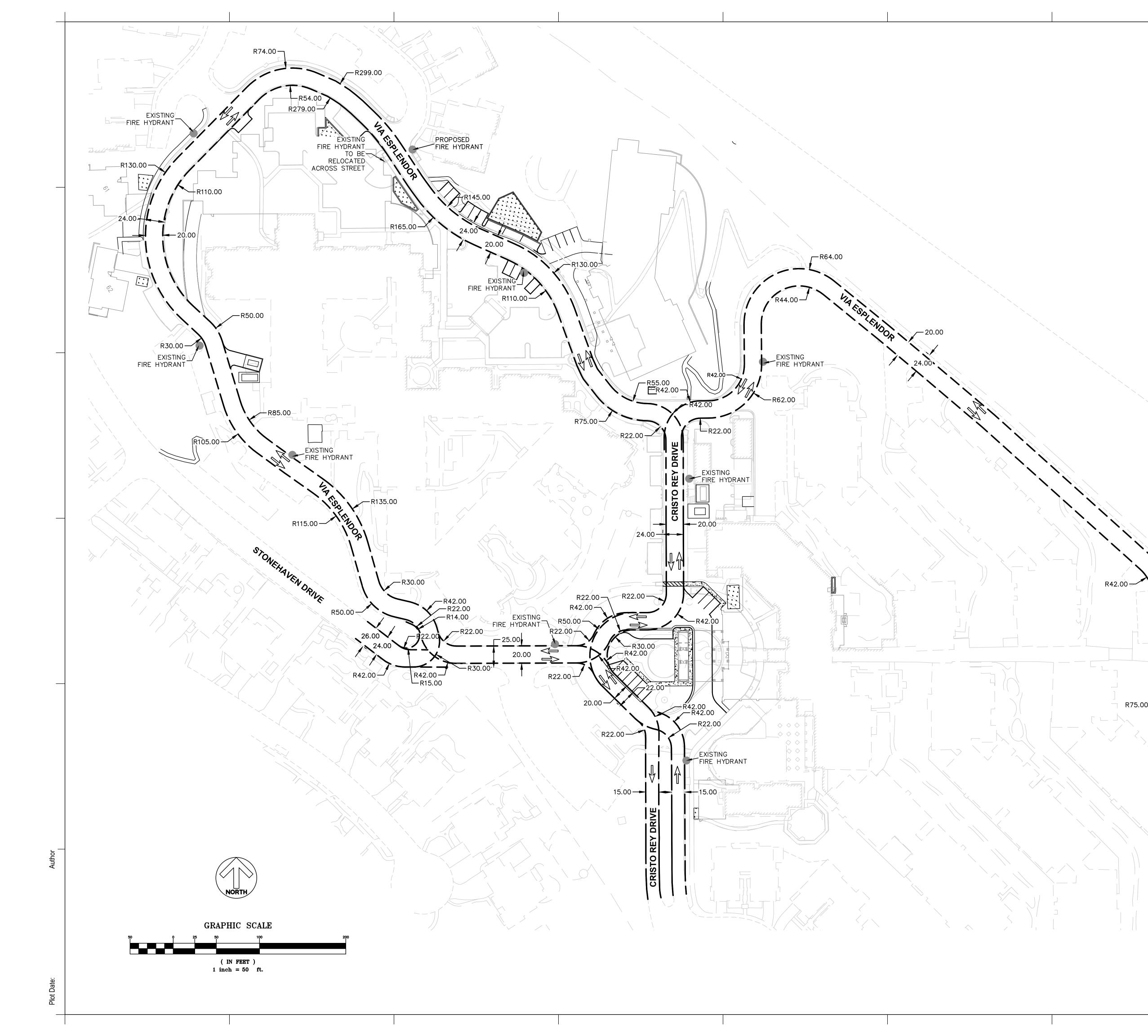


KEYPLAN

SHEET TITLE FIRE ACCESS PLAN / HYDRANT PLAN

**C7.0** 

PROJECT NUMBER

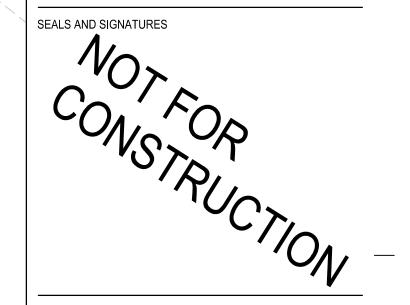


### **SMITHGROUP JJR**

301 BATTERY STREET 7TH FLOOR SAN FRANCISCO, CA 94111 415.227.0100 www.smithgroupjjr.com



SSUED FOR	REV	DATE
SITE PLAN REVIEW SUBMITTAL #3		11 AUG 2017
SITE PLAN REVIEW SUBMITTAL #2		26 APR 2017
SITE PLAN REVIEW SUBMITTAL		16 DEC 2016



KEYPLAN

-R62.00

-R55.00

R107.00 —/ R127.00 —

R48.00-

R48.00

EXISTING FIRE HYDRANT

R145.00

SHEET TITLE FIRE ACCESS PLAN / HYDRANT PLAN

**C7.1** 

PROJECT NUMBER