PROJECT DESCRIPTION

EXISTING BUILDING TO BE DEMOLISHED TO HAVE NEW MIXED USE PROJECT OF RESIDENTIAL AND RETAIL.

THE PROPOSED PROJECT CONSISTS OF 28,600 SQF OF RETAIL, 706 RESIDENTIAL, 33 STUDY’S, 411 ONE BEDROOM, 284 TWO BEDROOM, AND 163 THREE BEDROOM IN 4 LEVEL BUILDINGS ABOVE PODIUM.

PARKING IS PROPOSED AT GARAGE WITH STANDARD AND MECHANICAL STACKER PARKING.

AMENITIES SUCH AS GYM, COMMUNITY ROOM, BBQ/GATHERING AREA ARE PROVIDED IN COURTYARDS AND ON GRADE.

A NEW 0.5 ACRE PARK IS PROVIDED AT THE CORNER OF ALUMROCK & JOSE FIGUERES AVE.

PROJECT INFORMATION

PROJECT ADDRESS: JOSE FIGUERES AVE., 2101, 2149, 2075, 2055 ALUMROCK AVE., 60, 70 N SUNSET AVENUE, SAN JOSE, CA

APN: 08-07-016, 027, 018, 019, 020, 027, 028

GROSS SITE AREA: 11.42 ACRES

NET SITE AREA: 10.52 ACRES

GENERAL PLAN: ALUMROCK URBAN VILLAGE

ZONING: MS-C

GENERAL PLAN LAND USE DESIGNATION: INDUSTRIAL

OCCUPANCY: R2 (RESIDENTIAL)

CLASSIFICATION: S2 (PARKING)

CONSTRUCTION TYPE: FIRST LEVEL - TYPE I

SECOND - FIFTH LEVEL - TYPE V

KEY PLAN

SUNSET @ ALUMROCK

PROJECT INFORMATION

G0.0
VIEW FROM PARK TO RESIDENTIAL ENTRY PLAZA

PROPOSED 21780 SQ. FT. PARK
TYPE IA PORTION  LEVEL 1
UNLIMITED ALLOWABLE

BUILDING A & B
TOTAL FLOOR AREA 138249 sq.ft

BUILDING C
TOTAL FLOOR AREA : 88887 sq.ft

BUILDING D
TOTAL FLOOR AREA 40964 sq.ft

SUNSET @ ALUMROCK
2101, 2149, 2075, 2055 ALUM ROCK AVENUE, SAN JOSE, CA.
RE.FILE NOS.CP20-001
ALLOWABLE AREA ANALYSIS
G4.1
PODIUM LEVEL

BUILDING A
TOTAL FLOOR AREA: 40750
AREA A.1: 20362
AREA A.2: 20388

BUILDING B
TOTAL FLOOR AREA: 65837
AREA B.1: 15932
AREA B.2: 16730
AREA B.3: 13686
AREA B.4: 19481

BUILDING C
TOTAL FLOOR AREA: 71566
AREA C.1: 15227
AREA C.2: 17381
AREA C.3: 19697
AREA C.4: 19260

BUILDING D
TOTAL FLOOR AREA: 33372
AREA D.1: 19947
AREA D.2: 13423

SUNSET @ ALUMROCK
2101, 2149, 2075, 2055 ALUM ROCK AVENUE, SAN JOSE, CA.
RE_FILE NOS.CP20-001
61& 70 NORTH SUNSET AVENUE, SAN JOSE, CA
EXIT ANALYSIS

G5.1
TOTAL NUMBER OF UNITS: 798
TOTAL NUMBER OF UNITS WITH BALCONY PER FLOOR: 190
NUMBER OF UNITS WITH BALCONY: \( \frac{760}{798} \times 100\% \) OF TOTAL UNITS

REQUIRED OPEN SPACE PER UNIT: 100 SQ.FT.
REQ'D OPEN AREA FOR TOTAL UNITS: 798 x 100 = 79800 SQ.FT.
TOTAL OPEN SPACE AREA PROVIDED ON GRADE AND PODIUM LEVEL: 81460 SQ.FT.
PROPOSED PARK AREA: 21780 SQ.FT.

OPEN SPACE DIAGRAM - FIRST LEVEL

ON GRADE OPEN SPACE AREA:
- L-1: 7235 SQ.FT.
- L-2: 6970 SQ.FT.
- L-3: 6200 SQ.FT.
- L-4: 5240 SQ.FT.
TOTAL: 25645 SQ.FT.
PROPOSED PARK: 21780 SQ.FT.
PODIUM LEVEL OPEN AREA:

BUILDING A & B:
COURT YARD & RAISED PASEO AREA:
A-1: 2945 SQ.FT.
A-2: 3040 SQ.FT.
B-1: 4700 SQ.FT.
B-2: 4200 SQ.FT.
B-3: 4300 SQ.FT.
P-1: 10800 SQ.FT.
TOTAL: 29985 SQ.FT.
NUMBER OF UNIT WITH BALCONY: 85
PRIVATE BALCONY AREA PER UNIT: MIN.600 SQ.FT MIN DEPTH 6'-0"

BUILDING C:
COURT YARD:
C-1: 18565 SQ.FT.
NUMBER OF UNIT WITH BALCONY: 76
PRIVATE BALCONY AREA PER UNIT: MIN.600 SQ.FT MIN DEPTH 6'-0"

BUILDING D:
COURT YARD AREA:
D-1: 5050 SQ.FT.
D-2: 2215 SQ.FT.
TOTAL: 7265 SQ.FT.
NUMBER OF UNIT WITH BALCONY: 29
PRIVATE BALCONY AREA PER UNIT: MIN.600 SQ.FT MIN DEPTH 6'-0"
ENTRY ACCESS FROM JOSE FIGUARES AVE.

EXIT TO N. SUNSET AVE.

COLLECTION AND MOVING TRASH BIN BY BUILDING MANAGEMENT

OUTSIDE BIN STAGE SHARED WITH LOADING ZONE SIZE 10' X 30'

OUTSIDE BIN STAGE SIZE 5'9" X 30'

OUTSIDE BIN STAGE SIZE 5'9" X 30'

GARBAGE TRUCK PATH

TRASH ROOM

TRASH ENCLOSURE

SUNSET @ ALUMROCK

2101, 2149, 2075, 2055 ALUM ROCK AVENUE, SAN JOSE, CA.

RE.FILE NO. CP20-001

TRASH COLLECTION DIAGRAM - PARKING LEVEL

G8.1
NOTE: The storefront glass shall be clear and untainted.
NOTE: The storefront glass shall be clear and untainted
NOTE: The storefront glass shall be clear and untainted
NOTE: The storefront glass shall be clear and untainted
NOTE: The storefront glass shall be clear and untainted
NOTE: The storefront glass shall be clear and untainted.
3723 Adobe Blend - Eagle Roofing
ROOF MATERIAL

Dusty Trail Rider - KM4704
KELLY MOORE
STUCCO COLOR

Knit Cardigan - KM4818
KELLY MOORE
STUCCO COLOR

Even Evan - KM5796
KELLY MOORE
STUCCO COLOR

Brick

COMMERCIAL FOLDING GLASS DOOR

EXTERIOR GUARDRAIL ELEVATION

RAILING & PLANTER

FOLDING GLASS WALL
(STORE FRONT)
Top-Down DoubleDecker Bike Rack Layout Guide

- DD racks shall be pulled back 10" min. from a wall on the back side.
- At the end of a series of DD racks, there should be a 7" min. buffer space for handlebar clearance for the first and last bikes.
- Back to Back Arrangement needs 4.5" offset to enable front wheels to interlace.
- There should be a minimum 8'-6" (102") vertical clearance for DoubleDecker bike racks

Minimum vertical clearance 102" required with bicycles parked * 

** NOTE: Side views illustrate minimum values of A1 and A2. 
** Minimum vertical clearance 102" required with bicycles parked **

Welding   MIG
Locking Loops  3/4" solid round bar
Wheel Channels  .120" mild steel sheer
Locking-Lengths  .120 carbon steel tubing (2" x 2")
Side Brackets  .120 carbon steel tubing (2" x 2")

Construction

ZBOLT-DD Concrete Zinc Wedge Anchor Fastener
-P Powder Coated Color frames, galvanized bike trays
-G Galvanized* Hot dipped
-NL Non-Locking Point No locking provisions
-LA Locking Arm Movable arm for locking rear triangle
-LL Locking Loop* Fixed loop for locking at rear wheel area

Aisle widths and clearances

- 2 Aisles, Double Loaded
- 1 Aisle Single Loaded

- Minimum vertical clearance 102" required with bicycles parked **

2101, 2149, 2075, 2055  ALUM ROCK AVENUE, SAN JOSE, CA.

BIKEPARKING.COM
Palmer Group, LLC : 1728 Ocean Avenue #132 San Francisco  CA 94112 USA
Tel: 415.333.6428   Tel: 888.764.2453   Fax: 415.333.2032  E: info@bikeparking.com

<table>
<thead>
<tr>
<th>Model</th>
<th>Bicycle</th>
<th>Width</th>
<th>Depth</th>
<th>Height</th>
</tr>
</thead>
<tbody>
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<td>5 over 5</td>
<td>33.5&quot;</td>
<td>53&quot;</td>
<td>86&quot;</td>
</tr>
<tr>
<td>DD06</td>
<td>6 over 6</td>
<td>48&quot;</td>
<td>53&quot;</td>
<td>86&quot;</td>
</tr>
</tbody>
</table>

Model    Bicycle    Width    Depth    Height
--        --          --        --        --
DD04      5 over 5   33.5"     53"      86"
DD06      6 over 6   48"       53"      86"

DD10
77" L x 53" W

DD12
91.5" L x 53" W

DD14
106.0" L x 53" W

DD16
120.5" L x 53" W

** Minimum vertical clearance 102" required with bicycles parked **

CUSTOM RACKS
SUNSET @ ALUMROCK
61& 70 NORTH SUNSET AVENUE, SAN JOSE, CA.
SUNSET @ ALUMROCK
1701, 1749, 1725, 1705 ALUM ROCK AVENUE, SAN JOSE, CA.
RE.FILE NOS.CP20-001

TECHNICAL SPECS

- Average Retrieval Time: 2 Seconds
- Minimum Vehicle Height: 84 in (2.13 m)
- Electrical Requirements: 220V, 3 Phase or 220V, 1 Phase
- Trolley Diameter: 0.875 in (22.22 mm)
- Casters: 6" (152 mm)
- Electrical System: SIS Germany
- SCM: Control
- Applicable Code: City of San Jose, California
- Orchard Bollard: 8 in (203 mm), 10 in (254 mm)
- Building Elevator: 8 in (203 mm), 10 in (254 mm)

CAR RETRIEVAL

1. Except for the top level, one space will be removed from each floor. The allow-elevator will automatically travel to the required level and return to the top level. For the last car to be retrieved, one space has to be removed.
2. This does not affect the time to bring to ground level.
3. Blue car ready to be removed.
RECESSED MOUNTED 4C HORIZONTAL MAILBOXES

Name Location Apartments Units # # Lockers RAL Color Type Main Unit Count Main Unit Additional Unit...

Net Shipping and Installation (pass through cost) $13,800.00
Net Maintenance $9,121.20

Smiota PoDs - Refrigerated Lockers (Chill and Frozen)

- Lockers controlled by tablet in the main control bank
- Darkbox commercial compressor
- Temperature control in the admin control panel
- 6 door refrigerated locker
  - Chill range: 29°F to 50°F
- 4 door frozen locker
  - Lowest frozen temperature: -4°F
TABLE A - SURFACE DATA

| No. | Position | Type | Soil Type | Size | Depth | Fraction | Note
|-----|----------|------|-----------|------|-------|----------|------
| 1   | 2.1.5    | 1    | Aggregate | 50   | 10    | 125      | 50%
| 2   | 2.1.6    | 1    | Aggregate | 60   | 15    | 125      | 50%

PROJECT SITE INFORMATION:

1. CURB ADJACENT TO BIORETENTION
2. CURB OPENING
3. BIORETENTION BASIN W/LINER
4. BUBBLER BOX DETAIL
5. PERVIOUS PAVEMENT (SELF TREATING)

PROJECT NAME: SUNSET @ ALUM ROCK
PROJECT ADDRESS: 2101 ALUM ROCK AVENUE, SAN JOSE, CA 95127

TABLE B - ROUTING MAINTENANCE ACTIVITIES FOR FLOOD-THROUGH PLANTERS

<table>
<thead>
<tr>
<th>No.</th>
<th>Activity Description</th>
<th>Frequency of Task</th>
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<tbody>
<tr>
<td>1</td>
<td>INSTALLATION AND MAINTENANCE OF UNDERDRAIN</td>
<td>QUARTERLY</td>
</tr>
<tr>
<td>2</td>
<td>CHECK UNDERDRAIN FOR CLOGGING</td>
<td>QUARTERLY</td>
</tr>
<tr>
<td>3</td>
<td>MAINTAIN THE VEGETATION AND IRRIGATION SYSTEM</td>
<td>QUARTERLY</td>
</tr>
<tr>
<td>4</td>
<td>EVALUATE HEALTH AND DENSITY OF VEGETATION</td>
<td>QUARTERLY</td>
</tr>
<tr>
<td>5</td>
<td>DISCONNECT FLOW FROM THE INLET</td>
<td>QUARTERLY</td>
</tr>
<tr>
<td>6</td>
<td>MAINTENANCE OF THE INLET</td>
<td>QUARTERLY</td>
</tr>
<tr>
<td>7</td>
<td>MAINTENANCE OF THE OVERFLOW PIPE</td>
<td>QUARTERLY</td>
</tr>
<tr>
<td>8</td>
<td>MAINTENANCE OF THE ENERGY DISSIPATION AT THE INLET</td>
<td>QUARTERLY</td>
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<tr>
<td>9</td>
<td>MAINTENANCE OF THE OVERFLOW PIPE</td>
<td>QUARTERLY</td>
</tr>
<tr>
<td>10</td>
<td>MAINTENANCE OF THE ENERGY DISSIPATION AT THE INLET</td>
<td>QUARTERLY</td>
</tr>
<tr>
<td>11</td>
<td>MAINTENANCE OF THE OVERFLOW PIPE</td>
<td>QUARTERLY</td>
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TABLE C - ROUTING MAINTENANCE ACTIVITIES FOR FLOOR-THROUGH PLANTERS

<table>
<thead>
<tr>
<th>No.</th>
<th>Activity Description</th>
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<tr>
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<td>INSTALLATION AND MAINTENANCE OF UNDERDRAIN</td>
<td>QUARTERLY</td>
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<tr>
<td>2</td>
<td>CHECK UNDERDRAIN FOR CLOGGING</td>
<td>QUARTERLY</td>
</tr>
<tr>
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<td>MAINTAIN THE VEGETATION AND IRRIGATION SYSTEM</td>
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<td>4</td>
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<tr>
<td>5</td>
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<td>MAINTENANCE OF THE OVERFLOW PIPE</td>
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<td>MAINTENANCE OF THE ENERGY DISSIPATION AT THE INLET</td>
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<td>MAINTENANCE OF THE OVERFLOW PIPE</td>
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<td>MAINTENANCE OF THE OVERFLOW PIPE</td>
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### Table C: Stormwater Treatment Calculations

<table>
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<tr>
<th>Date</th>
<th>Location</th>
<th>Treatment Type</th>
<th>L/B or L/D</th>
<th>Method</th>
<th>Infiltration Area (ft²)</th>
<th>Permeable Pervious</th>
<th>Percent Infiltration</th>
<th>Percent Area</th>
<th>Percent Area To Be Treated</th>
<th>Stormwater Area Proportion</th>
<th>Overflow Area (ft²)</th>
<th>Storage Depth (ft)</th>
<th>Comments</th>
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<tr>
<td>1</td>
<td>Orlando</td>
<td>Bioswale (L/b)</td>
<td>L/D</td>
<td></td>
<td>21,209</td>
<td>1,060</td>
<td>13,089</td>
<td>0%</td>
<td>68</td>
<td>68</td>
<td>0</td>
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<td>211</td>
<td>211</td>
<td>0</td>
<td>3</td>
<td></td>
</tr>
</tbody>
</table>

**Notes:**
- "L/D" indicates the area is an impermeable liner placed on the bottom of the Bioswale basin or a concrete flow-through Planter, such that no infiltration into the soil will occur.
- "Flowing Through Planter" indicates the treatment area required calculatd using the irrigation area is 50%.
- See Table G for the Stormwater Treatment Control Calculations.
Future park

FOR PLANT LIST, SEE SHEETS L1.1 & L2.0

private courtyard fence

festoon lighting

passive seating area, typ.

street trees in city standard

tree grate

planters in ground (3)

existing tree to remain

pedestrian lighting

stucco wall with vine plantings

stairway to podium courtyard

(private courtyard fence)

(entry plaza/ promenade)

covered seating

(see architectural drawings)

turf recreation area and

emergency vehicle access

(see civil drawings)

covered seating

(see architectural drawings)

covered seating

(see architectural drawings)

covered seating

(entry plaza/ promenade)

linear shade

fountain

covered seating

(see architectural drawings)

screening at property line: 6' height

ALUM ROCK AVENUE

JOSE FIGUERES AVENUE

entrance trees

street trees in city standard

tree grate

covered seating

(see architectural drawings)

Future park

existing tree to remain

passive seating area, typ.

ALUM ROCK AVENUE

JOSE FIGUERES AVENUE

covered seating

(see architectural drawings)

Future park

existing tree to remain

passive seating area, typ.

entry plaza/ promenade

festoon lighting

covered seating

(see architectural drawings)

screening at property line: 6' height

stucco wall with vine plantings

ALUM ROCK AVENUE

JOSE FIGUERES AVENUE

covered seating

(see architectural drawings)
FOR SITE CONSTRUCTION
LEGEND, SEE SHEET L1.0

bioretention area, typ. (see civil drawings)
turf recreation area and emergency vehicle access (see civil drawings)

stairway to podium courtyard, see architectural drawings

screening at property line: 6' height stucco wall with vine plantings

plaza with fountain

plant list (continued, see sheet L2.0)

<table>
<thead>
<tr>
<th>BOTANICAL NAME</th>
<th>COMMON NAME</th>
<th>SIZE</th>
<th>SPACING</th>
<th>WATER USE</th>
</tr>
</thead>
<tbody>
<tr>
<td>ACER BURGERIANUM</td>
<td>TROJAN MAPLE</td>
<td>24&quot; BOX</td>
<td>AS SHOWN</td>
<td>MED</td>
</tr>
<tr>
<td>AZARA MICROPHYLLA</td>
<td>BOLLEA AZARA</td>
<td>24&quot; BOX</td>
<td>AS SHOWN</td>
<td>MED</td>
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<tr>
<td>CHITALPA TAMANINTESI</td>
<td>CHITALPA</td>
<td>24&quot; BOX</td>
<td>AS SHOWN</td>
<td>MED</td>
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<tr>
<td>CITRUS VARIETIES</td>
<td>EDMOND WHITE</td>
<td>24&quot; BOX</td>
<td>AS SHOWN</td>
<td>MED</td>
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<tr>
<td>CORUS EDGEE'S WHITE HENDER</td>
<td>EDMOND WHITE HENDER DOUGLASS</td>
<td>24&quot; BOX</td>
<td>AS SHOWN</td>
<td>MED</td>
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<tr>
<td>JACARANDA MIMOSIFOLIA</td>
<td>JACARANDA</td>
<td>24&quot; BOX</td>
<td>AS SHOWN</td>
<td>MED</td>
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<tr>
<td>LAGERSTROemia ZIN</td>
<td>ZIN CRAP MYRTLE</td>
<td>24&quot; BOX</td>
<td>AS SHOWN</td>
<td>MED</td>
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<tr>
<td>LANUS NOBILIS SARATOGA</td>
<td>SARATOGA BAY LAUREL</td>
<td>24&quot; BOX</td>
<td>AS SHOWN</td>
<td>MED</td>
</tr>
<tr>
<td>MELALEUCA QUINQUENOMIA</td>
<td>CAJUPUT TREE</td>
<td>24&quot; BOX</td>
<td>AS SHOWN</td>
<td>MED</td>
</tr>
<tr>
<td>PLATANUS X HISPANICA COLUMBA</td>
<td>COLUMBA LONDON PLANE TREE</td>
<td>24&quot; BOX</td>
<td>AS SHOWN</td>
<td>MED</td>
</tr>
<tr>
<td>QUERUS AGROLOPA</td>
<td>GOMAD LIVE OAK</td>
<td>24&quot; BOX</td>
<td>AS SHOWN</td>
<td>VERY LOW</td>
</tr>
<tr>
<td>SYAGRUS ROMANZOFFIANA</td>
<td>QUEEN PALM</td>
<td>24&quot; BOX</td>
<td>AS SHOWN</td>
<td>MED</td>
</tr>
</tbody>
</table>

0 10 20 30 40
KEY MAP

SUNSET @ ALUMROCK
RE:FILE NO. CP20-001 LANDSCAPE SITE PLAN
L1.1
plaza with lounge seating and fountain
screening at property line: 6' height
stucco wall with vine plantings
synthetic turf dog run
dog park entrance, typ.

FOR SITE CONSTRUCTION
LEGEND, SEE SHEET L1.0
FOR PLANT LIST,
SEE SHEETS L1.1 & L2.0

NORTH SUNSET AVENUE
meditation garden with fountain
lounge seating with fire table

private patio, typ. (see architectural drawings)

outdoor kitchen with group dining
lounge seating with fire wall

FOR PLANT LIST,
SEE SHEETS L1.1 & L2.0
SITE FURNISHINGS

- Lounge furniture
  - Teak - Seneca lounge chairs and coffee table
- Fire wall
- Overhead structure
  - Custom Sunbrella awning attached to metal space frame
- Vertical bike rack
- Festoon lighting
  - Provided for accent in courtyard - mount to space frames
- Shade umbrellas
  - Tuuci - Plantation Max collection - teak single cantilever

- Group dining
  - Teak table top with wicker chairs
- Fire table
  - Long patio fire pit
- Outdoor kitchen
  - Custom built counter with stone face, counter top and stainless steel propane gas grill and sink
- Bike rack
  - Cyclesafe vintage bike racks
- Wall lighting
  - Low lighting within pedestrian areas
- Chaise lounge

- Podium bench
  - Teak - Wellspring bench
- Bench
  - Dumor - 5' long - all steel bench - black
- Wall fountain
  - Freestanding vertical cascading fountain
- Trash receptacle
  - Dumor all steel receptacle
- Seat wall lighting
  - In wall lighting strips - low lighting within pedestrian areas
- Fitness equipment
  - On resilient rubber surfacing

- Podium cafe table
  - Teak - Country casual teak, foxhall cafe table
- Site cafe table
  - Dumor - steel
- Fountain
  - Mediterranean style, various sizes
- Removable bollard
- Bollard lighting
  - Low lighting within pedestrian areas
- Pedestrian lighting
  - Decorative pedestrian lighting per Public Works standards
TREES

- Acer buergerianum
- Cornus 'Eddie's White Wonder'
- Platanus x hispanica 'Columbia'
- Azara microphylla
- Chitalpa tashkentensis

SHRUBS

- Pieris japonica 'Variegata'
- Lagerstroemia 'Zuni'
- Pittosporum tobira 'Variegata'
- Distictus buccinatoria
- Myrtus communis
- Rhamnus californica 'Eve Case'
- Citrus varieties

PLANT PALETTE L5.0
PERENNIALS AND GROUNDCOVER

bergenia cordifolia
lavandula 'grosso'
phormium 'wings of gold'
phormium 'jack spratt'
sedum rupestre 'angelina'
cherძuate tectorum
festoça mairei

bulbine 'hallmark'
lomandra longifolia 'breeze'
phormium 'jack spratt'
sedum rupestre 'angelina'

clivia miniata, orange form
loropetalum 'purple pixie'
polystichum munitum
polytrichum munitum

correa 'pink eyre'
nandina 'fire power'
salvia spathacea
sarcococca hookeriana var. humilis

heuchera 'wendy'
nepeta 'walker's low'
sarcococca hookeriana var. humilis
epilobium 'bowman'

BIORETENTION PLANTS

chondropetalum tectorum
festoça california

juncus patens

deschampsia cespitosa
juncus patens

dietes iridiodes
rhamnus californica 'eve case'

polystichum munitum
polytrichum munitum

nandina 'fire power'
salvia spathacea
sarcococca hookeriana var. humilis
epilobium 'bowman'