Refer to pages 161–173 for revised plans.

BRISTOL STREET EXTRA STORAGE & FOOD HALL

CONCEPT DESIGN
01 JUNE 2016 UPDATE

WILEY ARCHITECTS

SANDERSON RAY DEVELOPMENT

RRLA
Richard Ramsey Landscape Architect

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INTRODUCTION

EXISTING SITE CONDITIONS & FINANCIAL REALITIES

The scope of the project includes the replacement of an aging, automotive-related strip mall with a financially sustainable, revenue producing new facility on an extremely environmentally challenged site. 375 Bristol Street is located directly under the departing flight take-off path from John Wayne Airport and the resulting navigation issues restricting height and noise conditions effectively eliminate uses currently zoned for this parcel (C2 Commercial) including office, hotel and retail.

The existing mall has struggled for years to maintain tenants as the need for small, independent auto repair businesses has declined dramatically due to the shift of the major auto manufacturers to focus on maintaining customer loyalty for service, repairs, after-market customization and parts in order to enhance their dealers' profitability. In short, the future of the AutoPlex Mall appears dim.

PROPOSED NEW USES

This proposal seeks to include a project type somewhat immune to noise problems while still resulting in a financially feasible business model, namely, self-storage. Recent market research shows sufficient demand for self-storage within the surrounding community in light of current multifamily development under construction as well as in the planning stages.

A mixed-use concept for the site will create a balance between the self storage element with relatively infrequent visitors and traffic and a vibrant food hall building attracting people with unique offerings to enliven the streetscape with activity.

Existing conditions.

INTRODUCTION

FOOD HALL DESIGN NARRATIVE & CHARACTER

SITE HISTORY – FARM, AUTOMOTIVE, AVIATION-RELATED

TRANSITIONAL SCALE ELEMENT TO STORAGE BUILDING

ACTIVATE STREET EDGE - VIEW INTO EXCITING INTERIOR

HONEST, NATURAL MATERIALS

SIMPLE, STRAIGHTFORWARD ARCHITECTURE

VISION & GOALS

1. Create a new financially sustainable, revenue-producing facility to replace an aging auto repair-related strip mall.

2. Attract visitors with a unique, hip and trendy public market.

3. Saturate user-active spaces with daylight and landscaped vistas.

4. Treat the food hall as a foreground building and locate it at the most visible point on the property.

5. Acoustically shield user-active spaces from airport noise and highway traffic.

6. Include a flexible food hall layout to encourage reconfiguration as needed.

7. Create a distinctive, but simple screen facade at the Bristol-facing side of the storage building.

8. Integrate graphically compelling signage into the building facade with lighting to draw attention from Bristol and the 73 freeway traffic.

9. Provide gated security at entry points to Storage Drive.

10. Separate drive entries for retail and storage.

11. Maximize quantity of roll-up door units, but screen views from Bristol.

12. Provide the optimal mix and size of storage units to meet the projected market demand.

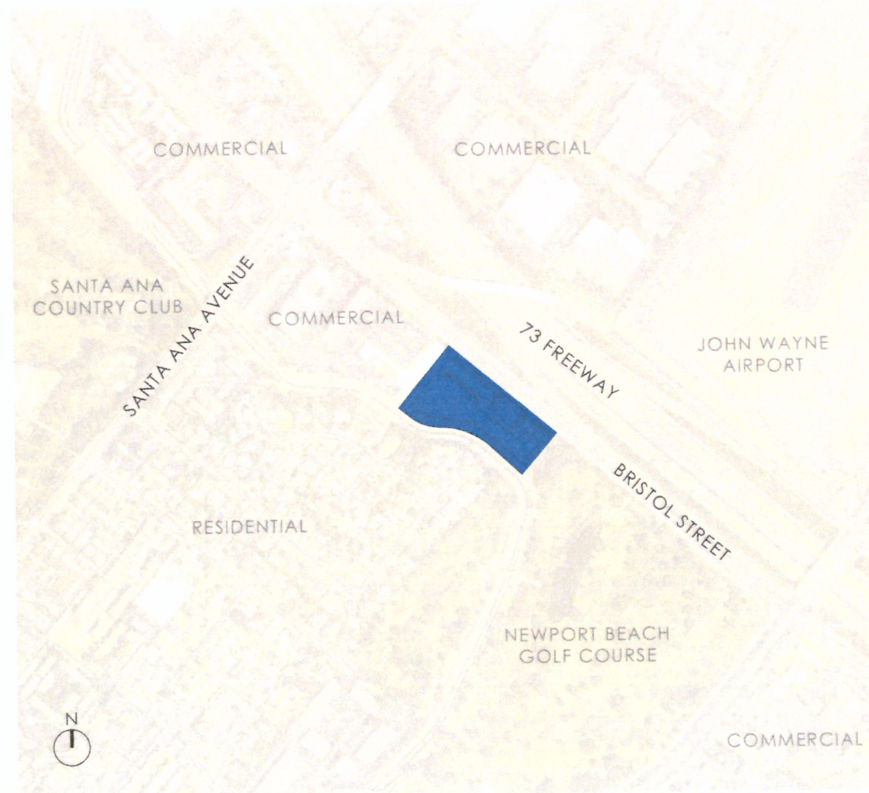
13. Incorporate sustainable, environmentally-friendly features to the maximum extent feasible.

PROJECT DESCRIPTION

COMPATIBILITY WITH SURROUNDING USES

The site is located at the southern end of Bristol near Campus where the road splits into a frontage road along the 73 Freeway creating only a one-way access to the property. To the West there is a retail shopping center with the Mon Amie Bridal shop and further West the Ayres Hotel. The Newport Beach Golf Course is located to the East and the property line abuts an out-of-bounds area of play. The 55' wide concrete Santa Ana-Delhi Channel Watershed borders the southerly portion of the property creating an approximately 70' buffer to the closest residential use across the channel. In addition, a 6'-high concrete block wall along this property line acts as an additional protection for residential uses. Operational hours of the storage facility will be limited to a 9-5 daytime access with security access gates and personnel to monitor activity to avoid noise and potential disturbance of residential neighbors.

Given the current uses and zoning of surrounding parcels, a mixed-use proposal of food-related retail and mini-warehouse appears to be entirely compatible for the neighborhood.



Site and urban context diagram.

PROJECT DESCRIPTION

ARCHITECTURAL SOLUTION

In order to address City Planning Staff concerns about 'storage facility's potential negative impact on a vibrant street-life', this project will include a newer concept in food retail to complement other similar in-and-out, quick serve business nearby along this portion of Bristol.

The architectural design proposed will create a prominent 'foreground' building with the 'Bristol Market' by placing the 5,000 SF building centrally and to the front of the site to allow views driving along Bristol Southbound. The design of the Market building will recall the characteristics of adaptive re-use food halls with a simple and clear abstract architectural form with rich, dark wood exterior siding, expressive signage, a high vaulted, sky-lit interior space with exposed structure and systems. This building is envisioned to have acoustical shielding while maintaining daylight and views to surrounding landscaping.

Food hall

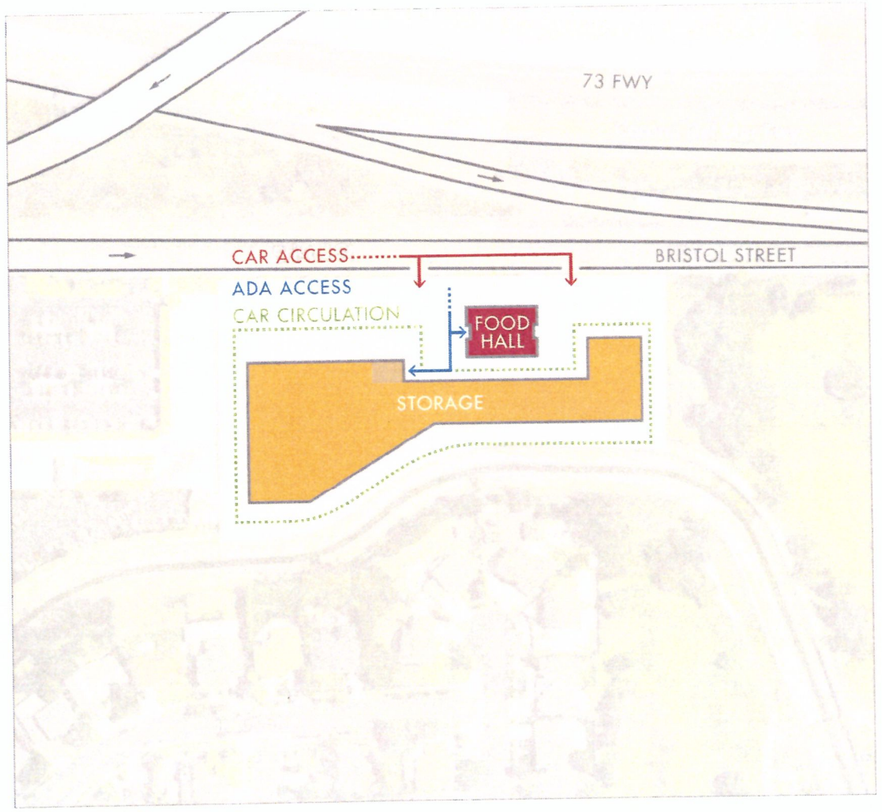
PROJECT DESCRIPTION

ACCESS & CIRCULATION

Multiple access points to the Market have been incorporated to encourage approaches from all sides with convenient vehicle parking and bike racks with a potential for a future bike path connector.

TRAFFIC IMPACT

Linscott, Law and Greenspan, Engineers, has conducted a Traffic Generation Assessment using new driveway counts for the site on a 24-hour, AM peak hour, and PM peak hour basis at the two existing driveways along Bristol using video cameras "observing" for a recent weekday. They prepared preliminary trip generation estimates showing that the proposed project generally results in fewer trips than the existing site. This report has been submitted and accepted by the City of Costa Mesa.



Vehicular, bicycle and ADA access diagram.

PROJECT DESCRIPTION

VIEWS & STREET ACTIVITY

A large amount of glass will open up the space to the outside, providing a strong connection between indoor and outdoor. The ability to see activity inside makes a lively and interesting façade along Bristol, during both daytime and evening hours. Patrons will be able to enjoy views of the surrounding landscaping and airport traffic.

The proposed food vendor mix is thought to be local chefs and entrepreneurs providing unique offerings that will provide Costa Mesa citizens with additional high-quality, good-value food choices. The self storage component of the project will provide 744 storage units of varying sizes equaling 98,800 SF with a 1,200 SF management office. This two-story structure has been sited to the rear of the property, utilizing the existing grades to minimize the massing as the lot slopes down from Bristol toward the Santa Ana Delhi Channel which borders the South side.

The storage building will include the same dark wood siding as the Market building to accent the vertical circulation with a custom-fabricated metal façade above to add interest, articulation and richness to the building.

Parking lot view towards food hall.

PROJECT DESCRIPTION

GREEN INITIATIVES

NET ZERO ENERGY SITE - ULTRA LOW ENERGY USE

COOL ROOF AVOIDS HEAT GAIN

POWER GENERATION WITH ROOF TOP SOLAR

VEGETATED SWALES, PERVIOUS PAVEMENT FOR STORMWATER CAPTURE, FILTRATION

RECREATION - CONVENIENT TO BIKE PATH

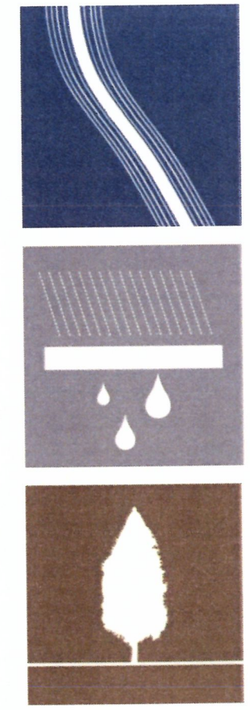
USE OF SUSTAINABLE MATERIALS WITH RECYCLED CONTENT

NATURALLY VENTILATED BUILDING

LOW ENERGY LED LIGHTING AND DAYLIGHTING

URBAN GARDEN FOR FOOD PRODUCTION

NATIVE, DROUGHT TOLERANT PLANTINGS

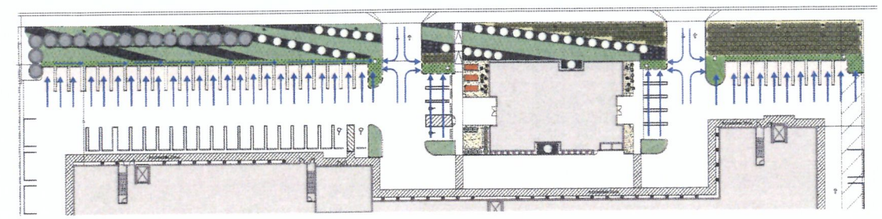


PROJECT DESCRIPTION

LANDSCAPE CONCEPT

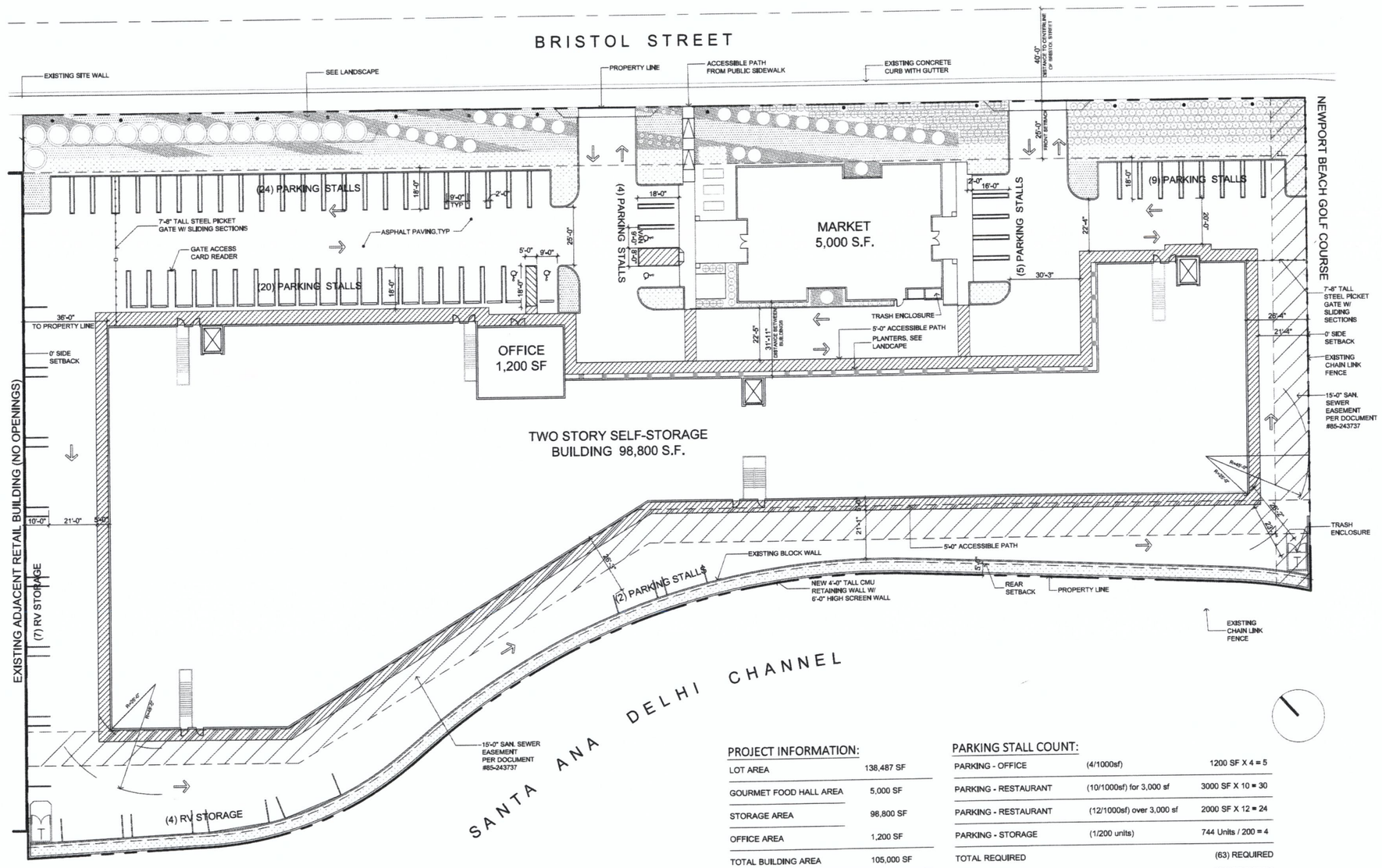
The new landscape will screen the lower level of the storage building facade and draw attention to the new food market structure. The planting strategy channels the view of the property to the new food retail building from the primary approach and view opportunity, Southbound along Bristol. Strong diagonal lines of larger scale massed plantings alternate with fields of lower, more open planting, to create effective sight-lines, drawing attention from the street to the new food retail space. Plantings of low-water and drought tolerant species will replace the existing lawn on the landscape strip near the sidewalk.

Vertical planting along the North elevation of the storage building intended to cover portions of the lower wall will add to the richness of the building face. Entries to the storage units along the North façade will be softened and screened by these plantings as well as the plantings above along the Bristol Street frontage.



Landscape diagram.

SITE PLAN



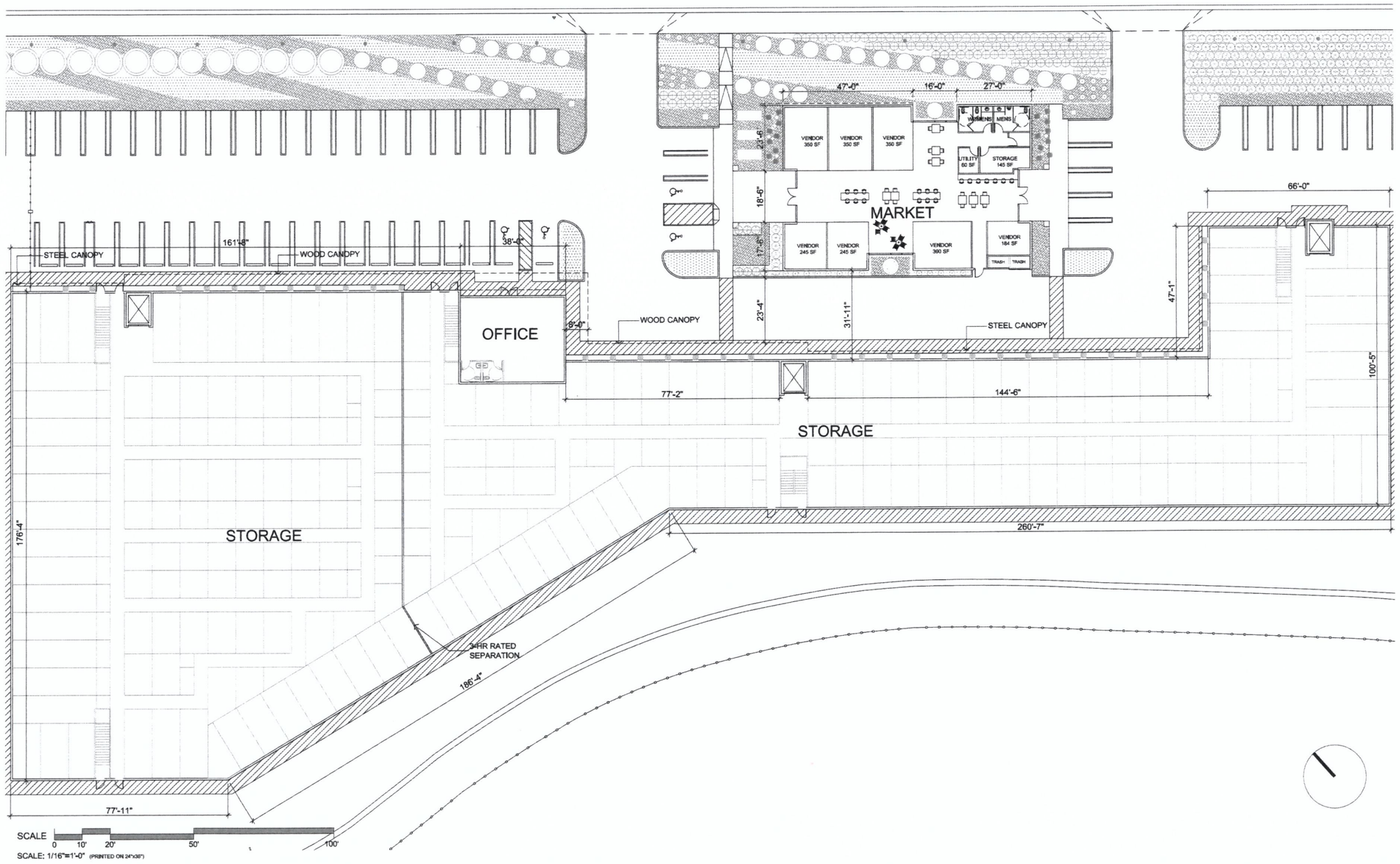
PROJECT INFORMATION:

LOT AREA	138,487 SF
GOURMET FOOD HALL AREA	5,000 SF
STORAGE AREA	98,800 SF
OFFICE AREA	1,200 SF
TOTAL BUILDING AREA	105,000 SF
AREA AND PERCENTAGE OF LOT DEVOTED TO OPEN SPACE	20,752 SF OR 15%
AREA AND PERCENTAGE OF LOT DEVOTED TO DRIVEWAY AND OPEN PARKING	62,474 SF OR 45%
AREA AND PERCENTAGE OF LOT DEVOTED TO BUILDING FOOTPRINT	55,261 SF OR 40%

PARKING STALL COUNT:

PARKING - OFFICE	(4/1000sf)	1200 SF X 4 = 5
PARKING - RESTAURANT	(10/1000sf) for 3,000 sf	3000 SF X 10 = 30
PARKING - RESTAURANT	(12/1000sf) over 3,000 sf	2000 SF X 12 = 24
PARKING - STORAGE	(1/200 units)	744 Units / 200 = 4
TOTAL REQUIRED		(63) REQUIRED
TOTAL PROVIDED		(64) PROVIDED

STORAGE SPACE GROUND FLOOR PLAN



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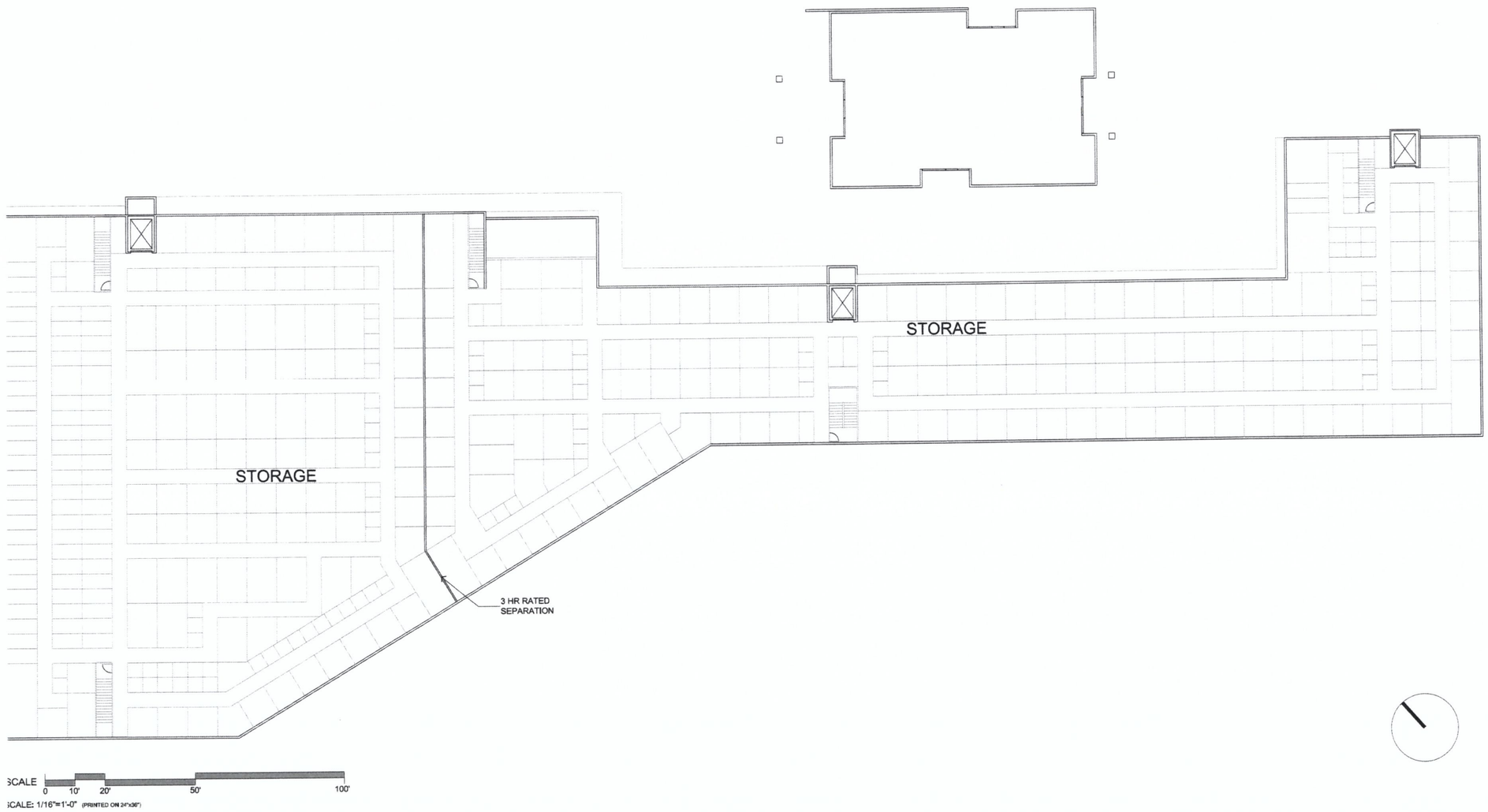
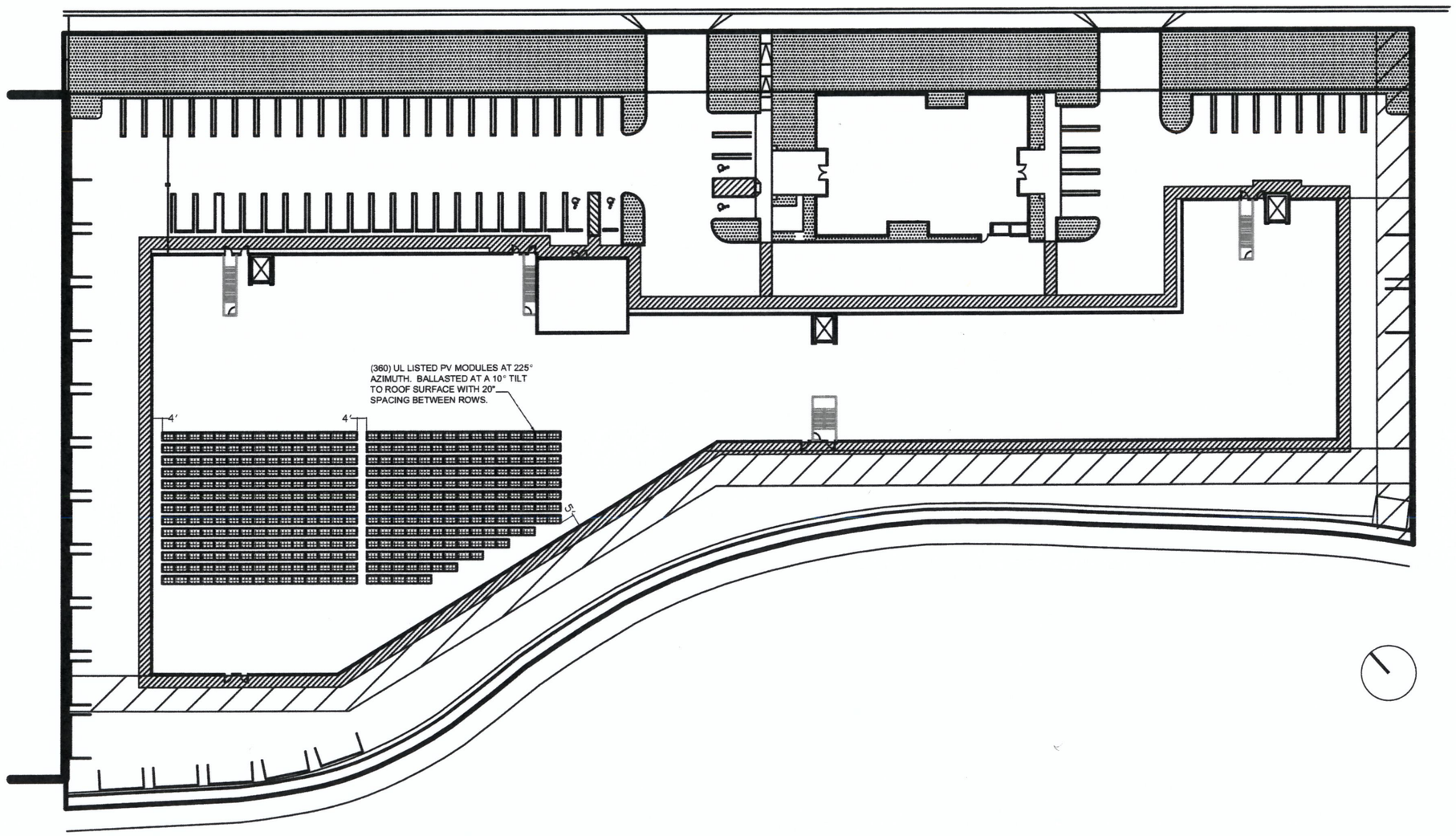
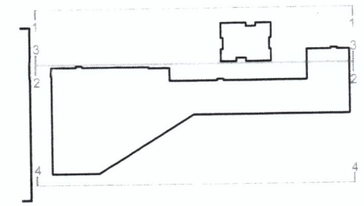
STORAGE SPACE SECOND FLOOR PLAN

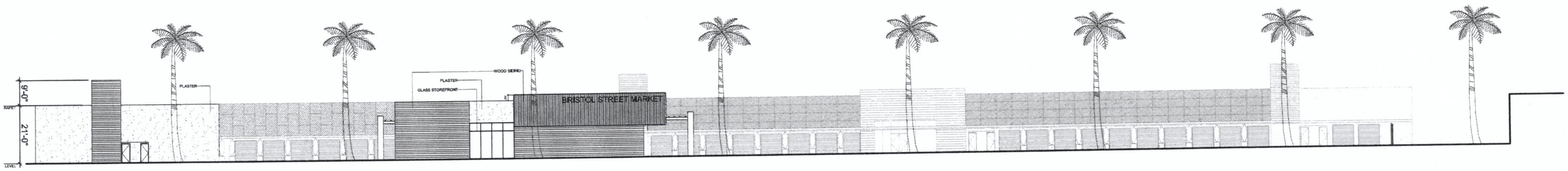


STORAGE SPACE ROOF PLAN

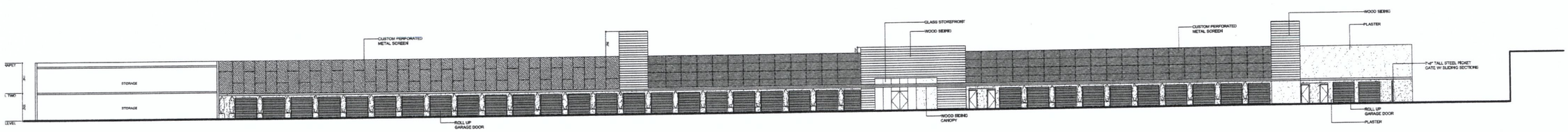


NORTH ELEVATIONS



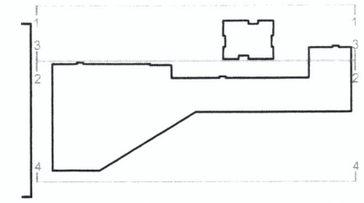


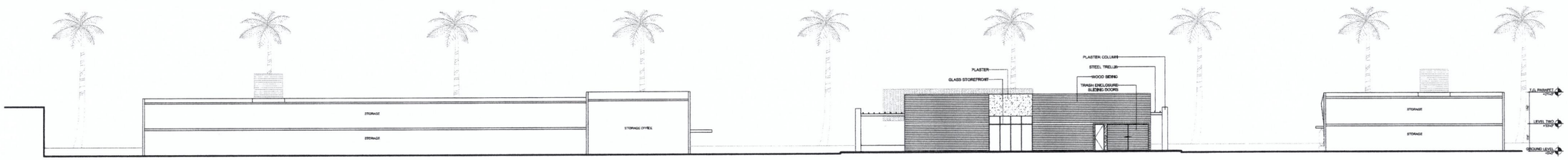
FOOD HALL (1)



STORAGE (2)

SOUTH ELEVATIONS





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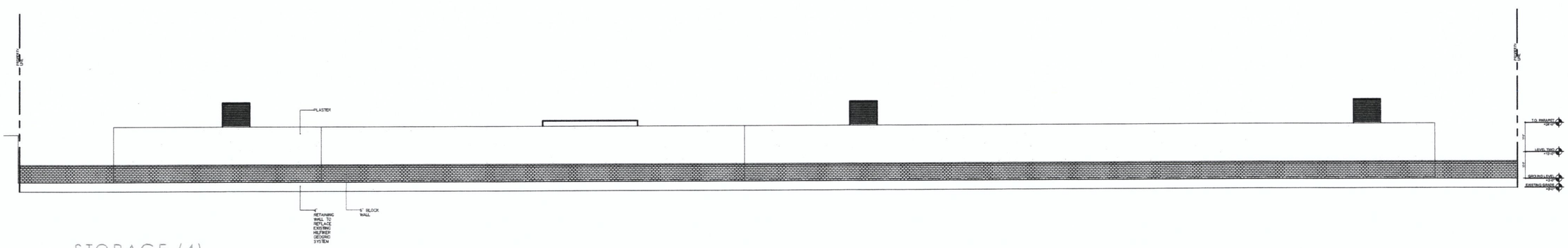

STORAGE (4)

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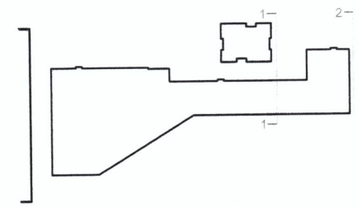
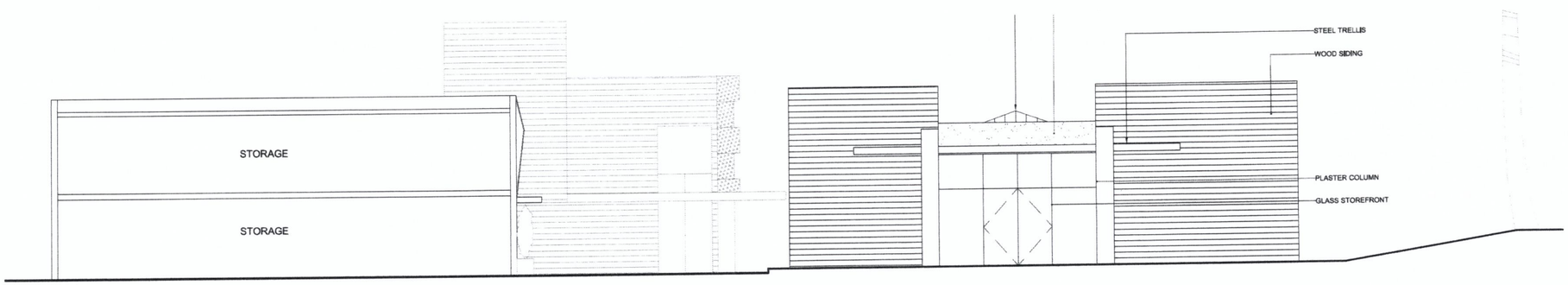
EAST ELEVATIONS





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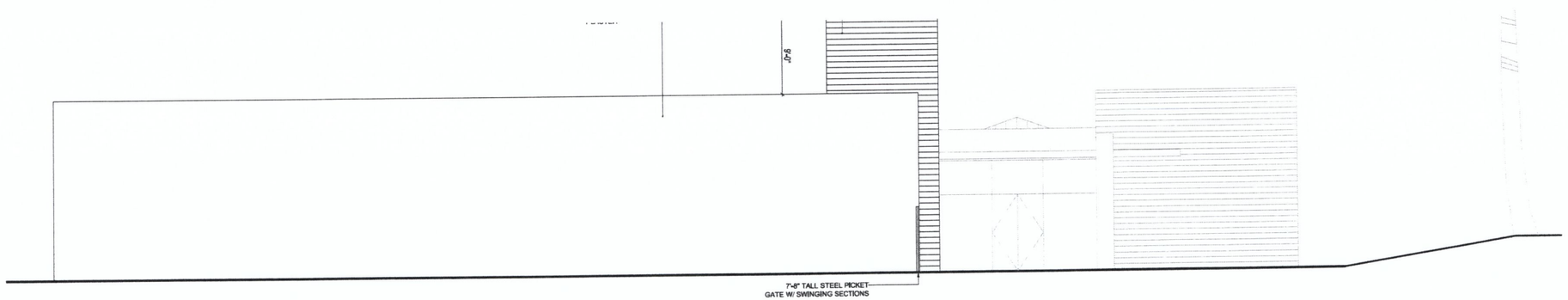
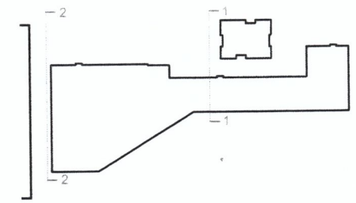
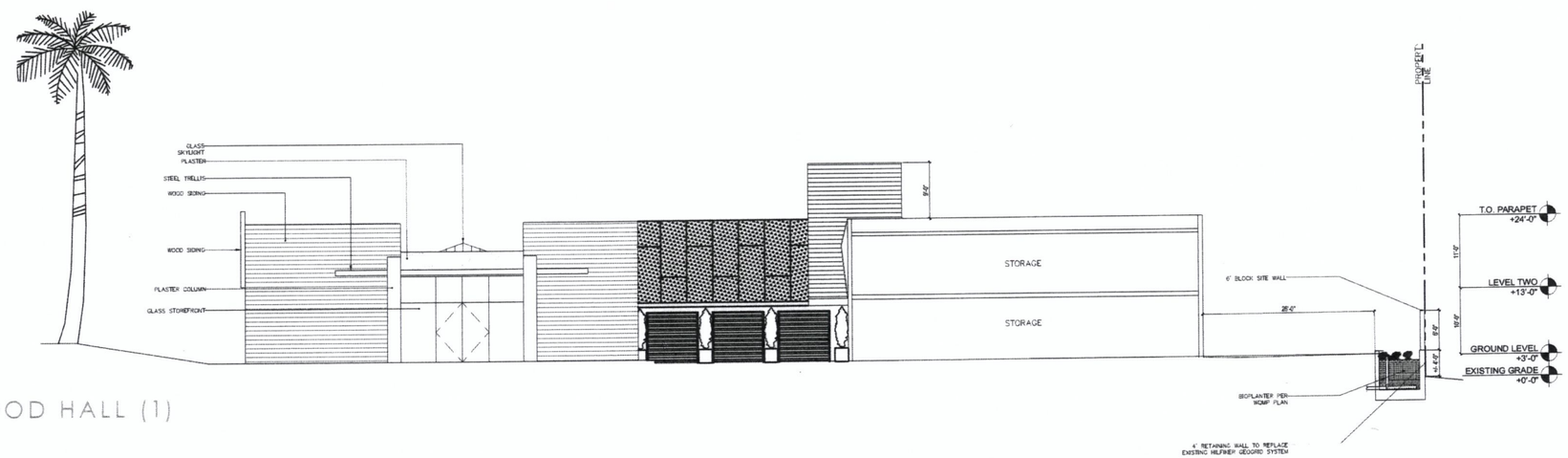


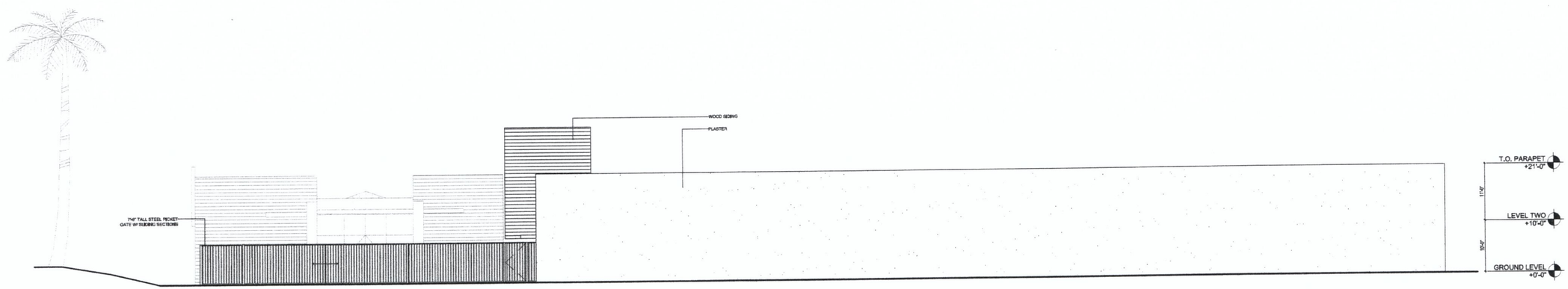
STORAGE (2)

WEST ELEVATIONS



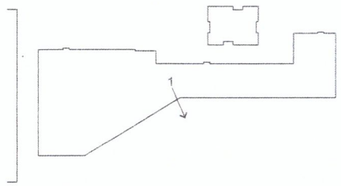


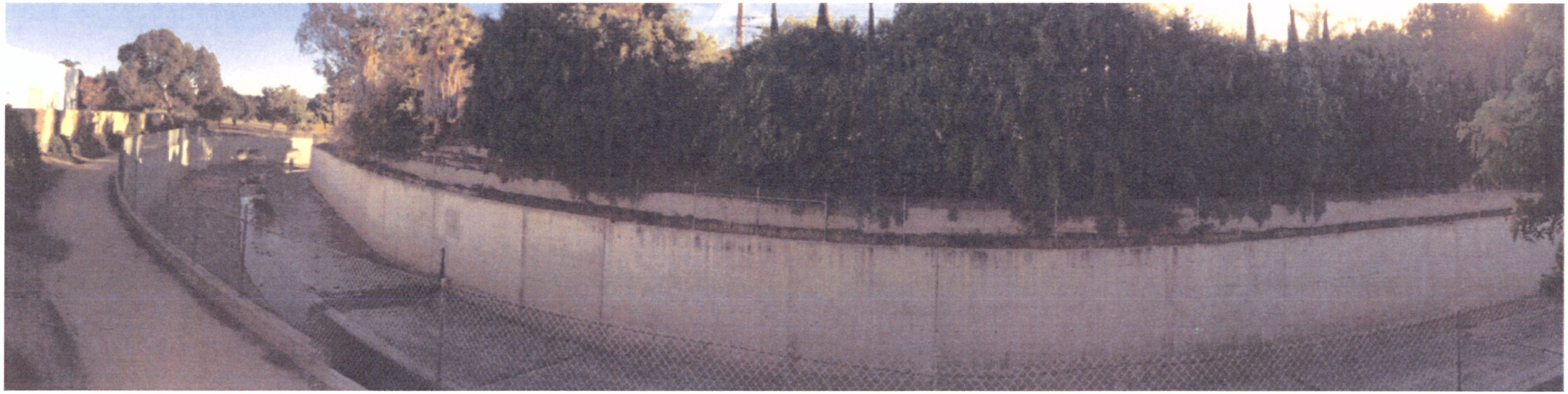
FOOD HALL (1)



STORAGE (2)

EXISTING SCREEN WALL

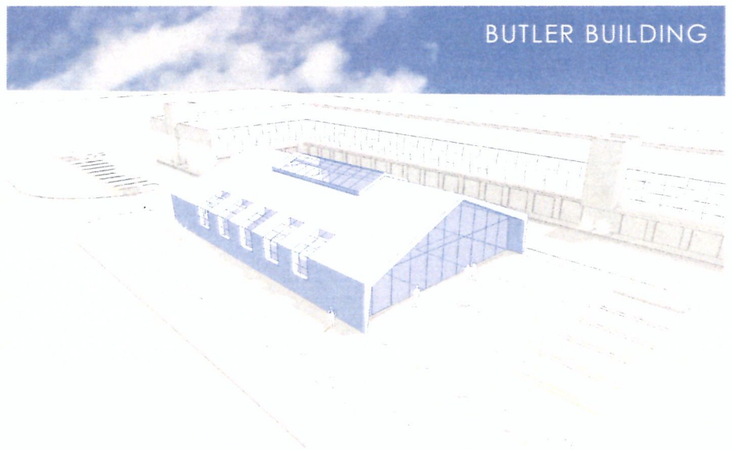


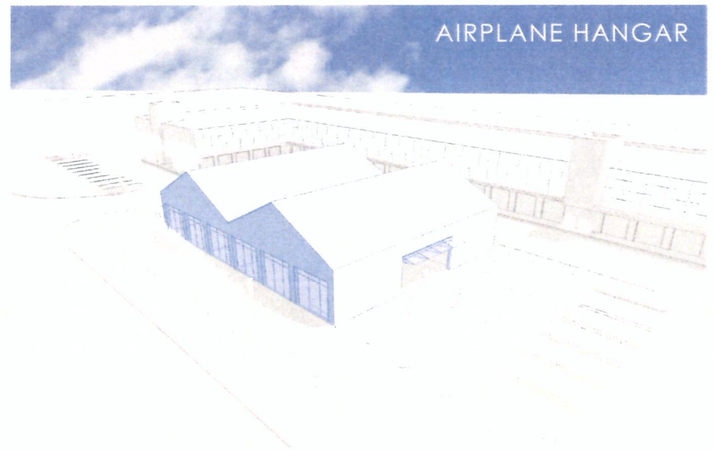


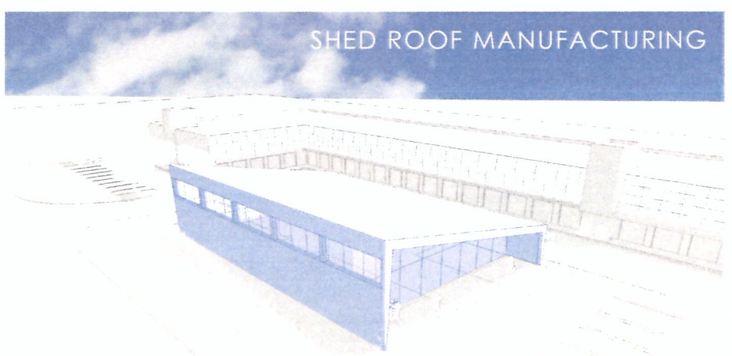
EXISTING SCREEN WALL (1)

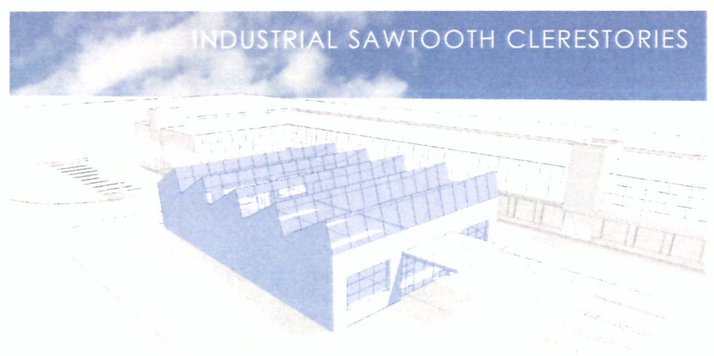
FOOD HALL CONCEPT

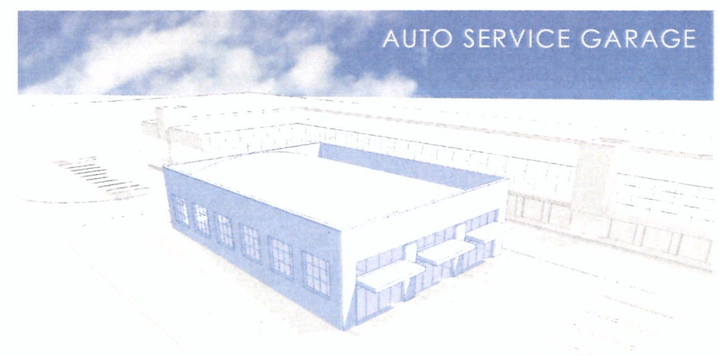
MASSING STUDIES & BUILDING FORM PRECEDENTS





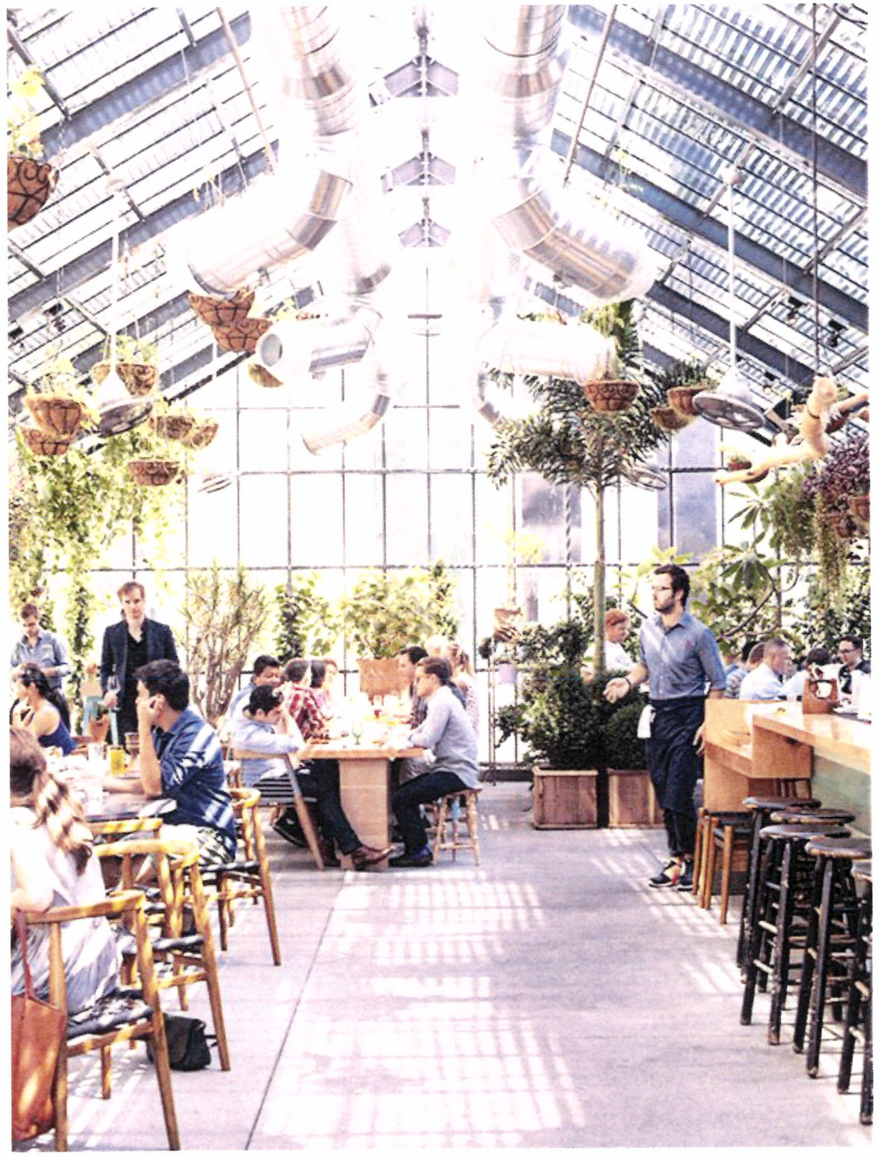






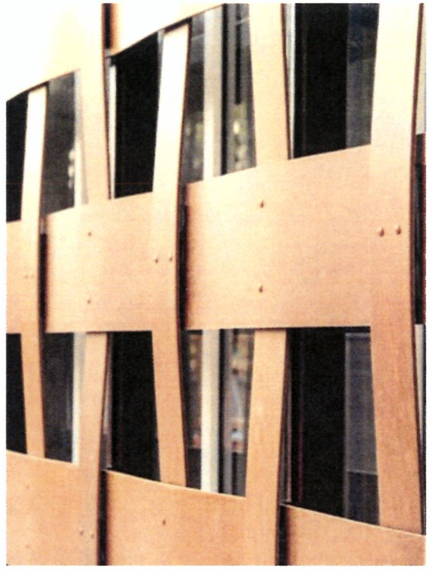
FOOD HALL CONCEPT

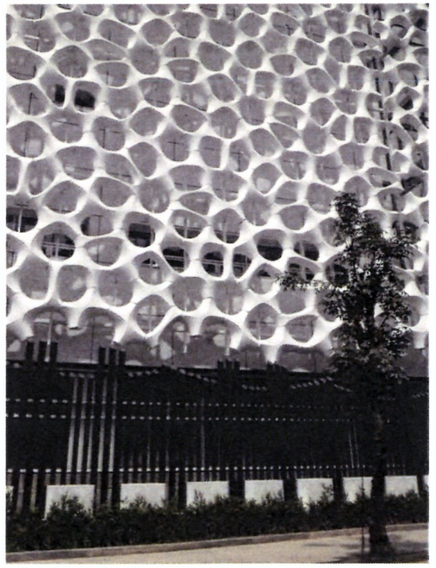
REFERENCE IMAGES



SELF STORAGE CONCEPT

FACADE PRECEDENTS





SELF STORAGE CONCEPT

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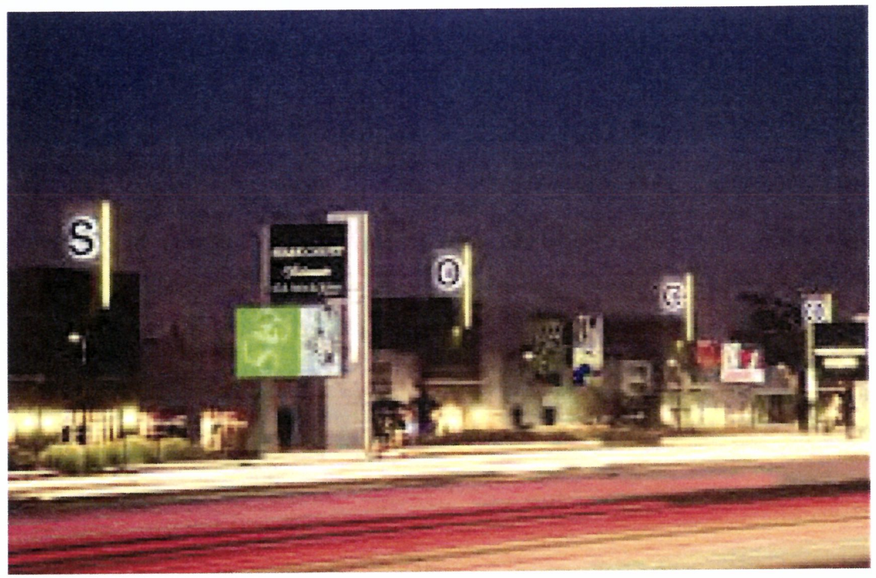
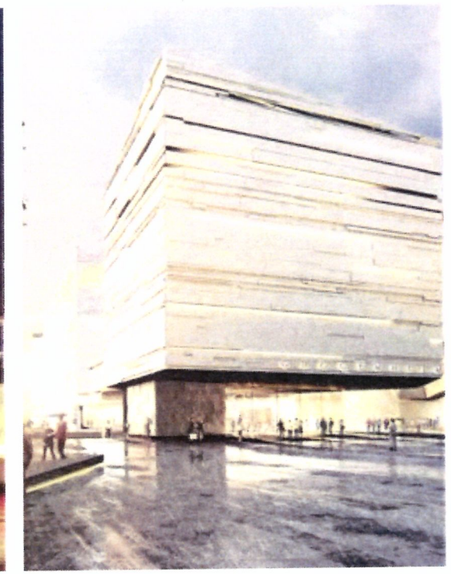
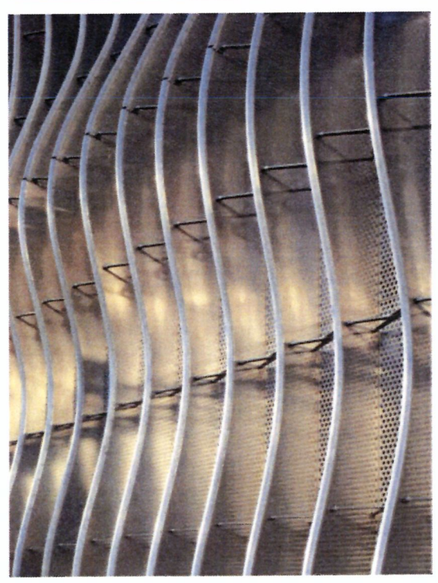
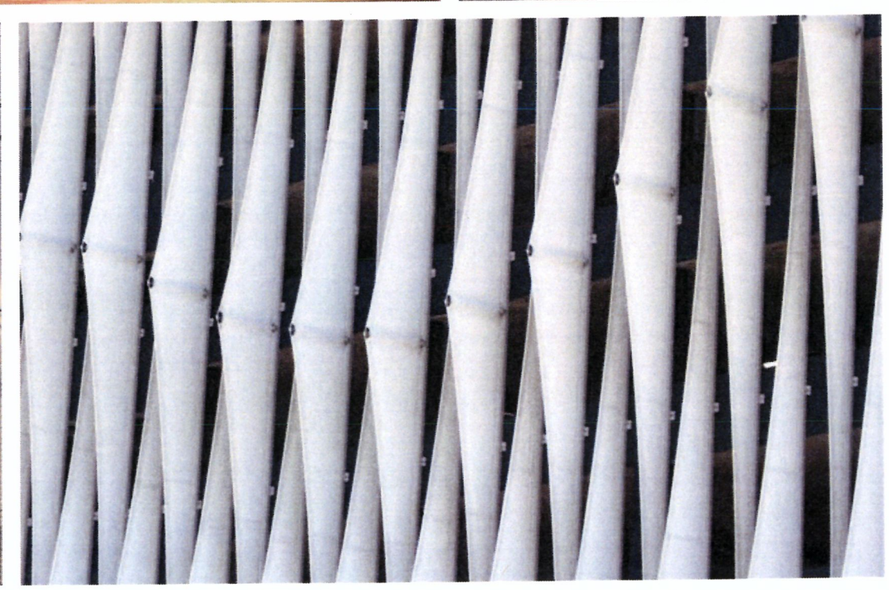
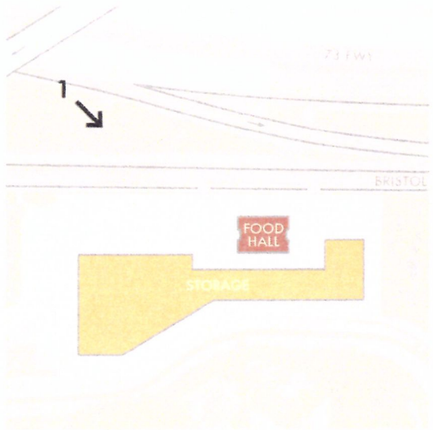






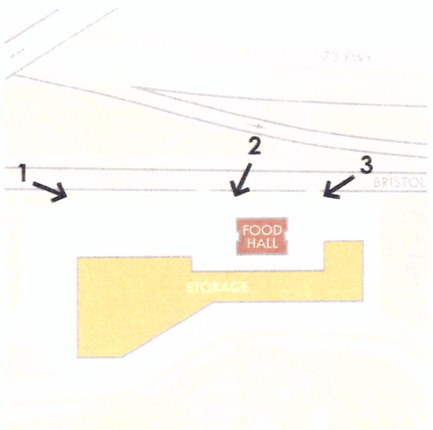


RENDERED VIEWS

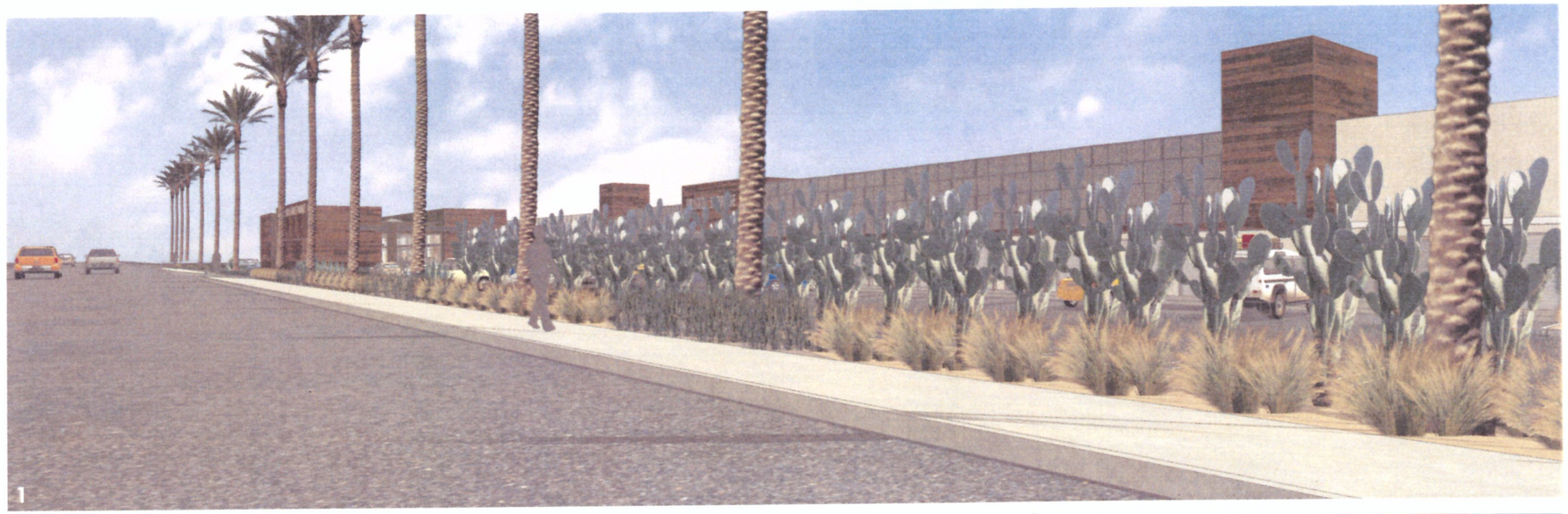


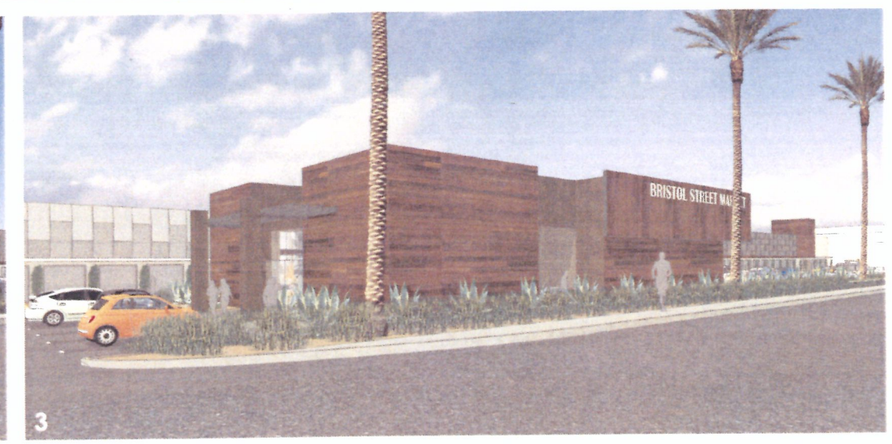
AERIAL VIEW

RENDERED VIEWS

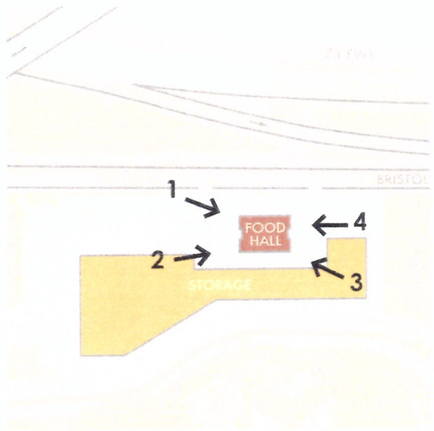


VIEWS FROM BRISTOL



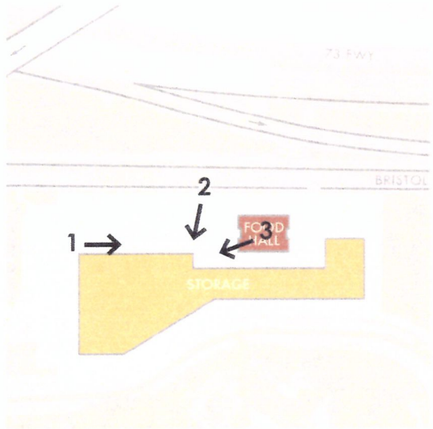


RENDERED VIEWS



FOOD HALL

RENDERED VIEWS



SELF STORAGE

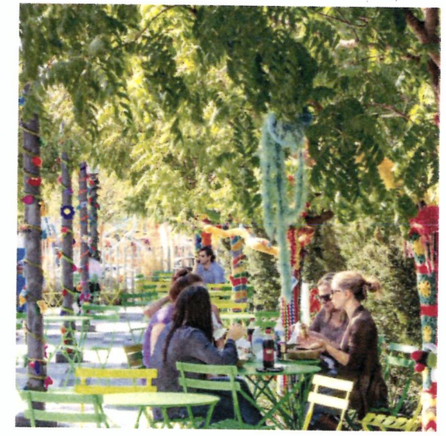
LANDSCAPE CONCEPT

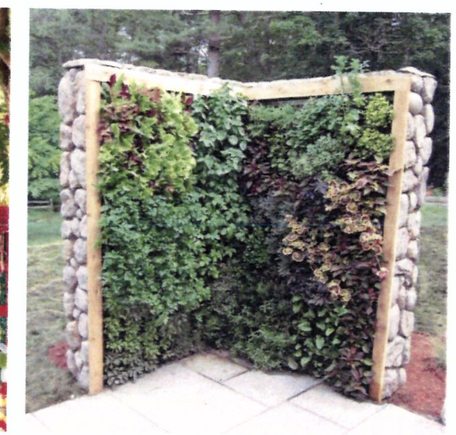
ACCENTUATE THE ARCHITECTURE

WATER SAVINGS

LOW MAINTENANCE & LONG-LIVED

SEASONAL COLOR & INTEREST





LANDSCAPE PROJECT GOALS

Project goals are to reduce the quantity of stormwater runoff entering into the municipal storm sewer network, to increase water quality, and to enhance the site and streetscape with regards to aesthetics, resiliency and plant longevity.

PROJECT GOALS

10-YEAR STORM RETENTION

INTEGRATION OF HABITAT AND ECOLOGY

INTEGRATION OF GREENSPACE FOR RETENTION/DETENTION

REDUCE IMPERVIOUS SURFACES

Runoff can be decreased by reducing the amount of impervious surfaces with planting, and with the use of pervious pavements.

SLOW RUNOFF

Increase the amount of time required for stormwater to runoff into municipal drains, thereby reducing the peak volume that occurs within the drainage system, helping to reduce downstream flooding. This can be accomplished with the construction of properly located rain gardens, the use of pervious paving strategies, and the use of cisterns or rain barrels.

INCREASE RUNOFF QUALITY, DECREASE RUNOFF QUANTITY

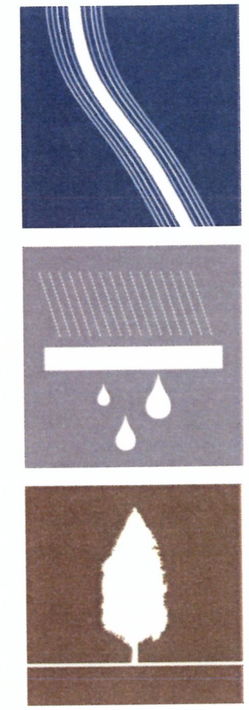
Through the thoughtful implementation of sustainable stormwater management strategies, the amount of stormwater runoff reaching city drains and pumps would be reduced, while the quality of stormwater runoff would be increased.

ENCOURAGE INFILTRATION INTO SOILS

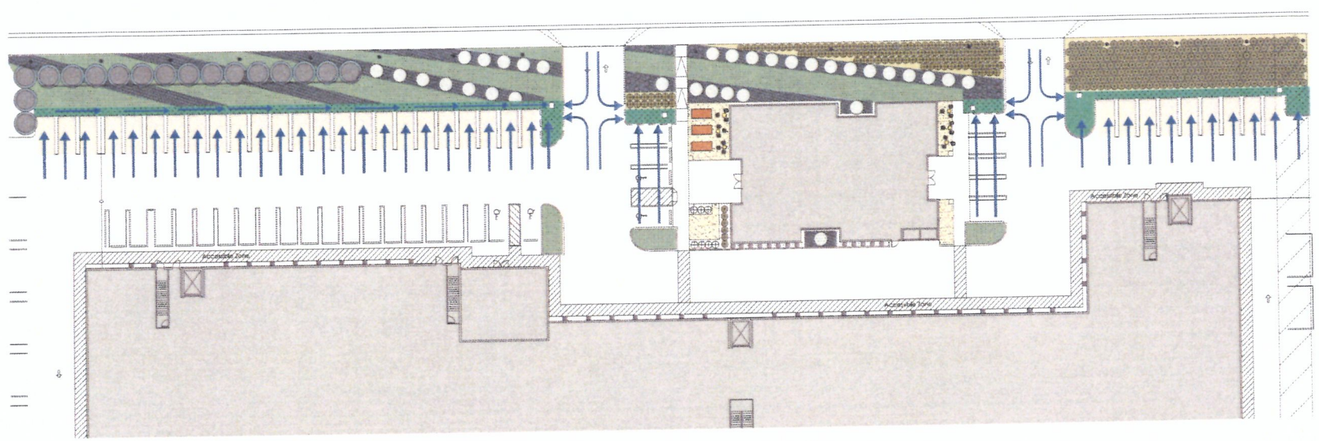
Intentionally draining into rain gardens or vegetated swales allows runoff to infiltrate into the groundwater table and to be uptake by trees and plants.

NATIVE LANDSCAPING

The use of native trees and landscape materials can help uptake stormwater after rain events. Natives are preferable because they are already suited to the climatic conditions of the region, can thrive with reduced supplemental irrigation, and are more resistance to pests and diseases.



LANDSCAPE GREEN INITIATIVE STORMWATER



VEGETATED SWALES

Vegetated swales will be used to convey stormwater towards drainage features, intercepting runoff from the parking lots, thereby encouraging infiltration into the groundwater table and filtering contaminants out of stormwater prior to overflow into the city drainage system. Runoff will be redirected through curb breaks into an infiltration trench, or atop a subsurface storage device, with the goal of increasing infiltration and detention.

PERVIOUS PAVING

In selected parking areas, pervious paving will be used in to reduce runoff by allowing stormwater to be absorbed into the ground. Each parking space will have walking aisles on either side, comfortable for all types of shoes.

BENEFITS

REDUCED STORMWATER RUNOFF

INCREASED GROUNDWATER QUALITY

INCREASED INFILTRATION INTO GROUNDWATER TABLE

INCREASED ENVIRONMENTAL QUALITY

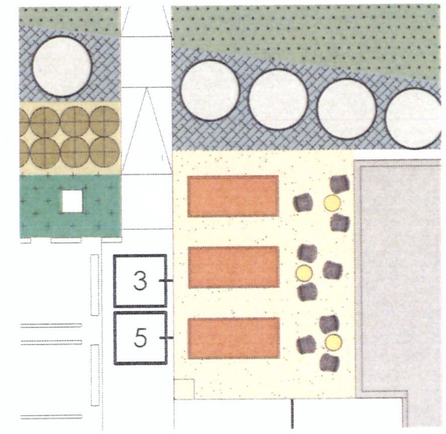
LANDSCAPE GREEN INITIATIVE

RAISED BED EDIBLE GARDENS

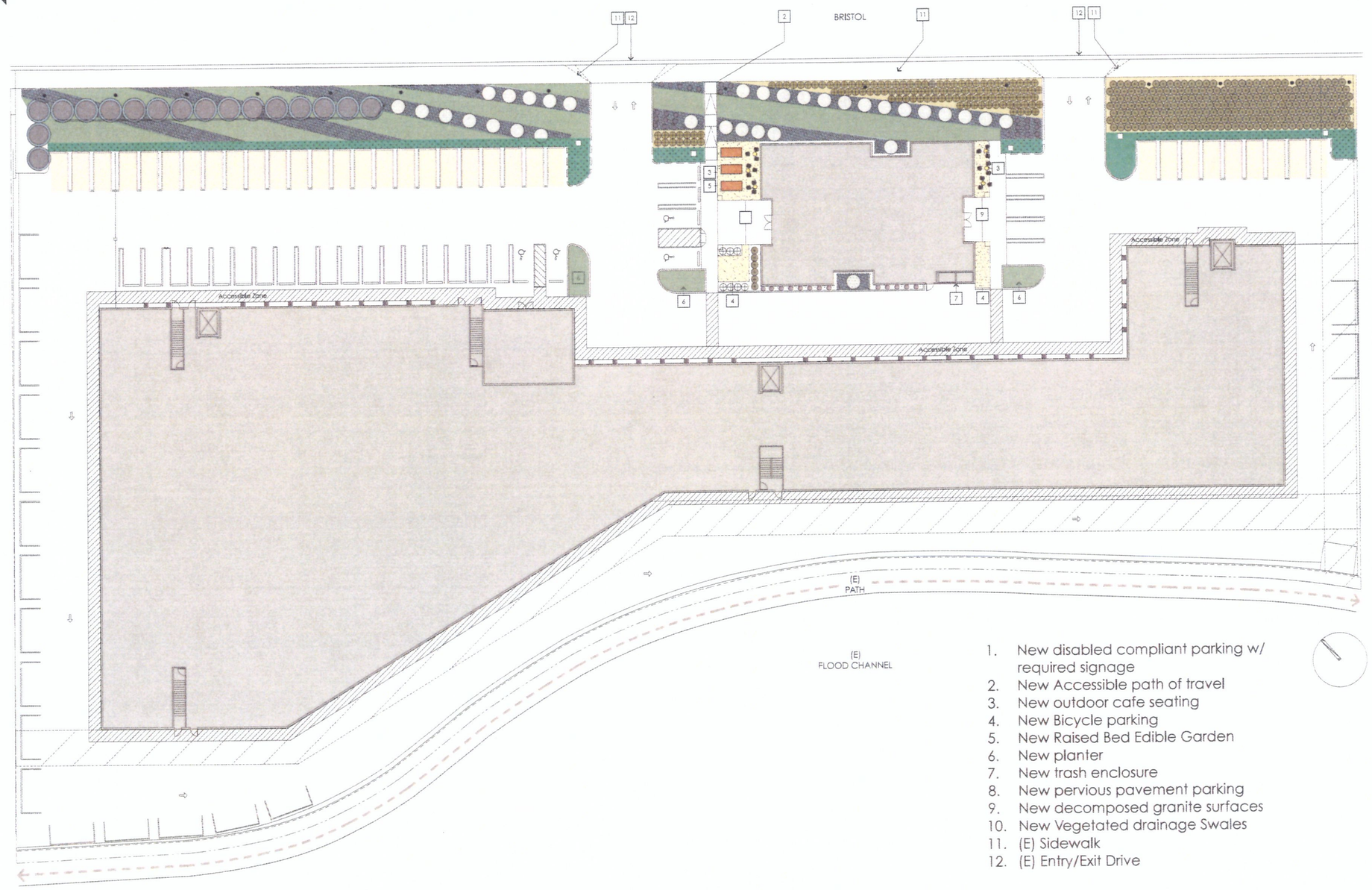
An area of the new food court yard will be devoted to an edible garden in raised beds.

CAFE SEATING

Outdoor seating will be tucked in among the garden beds,

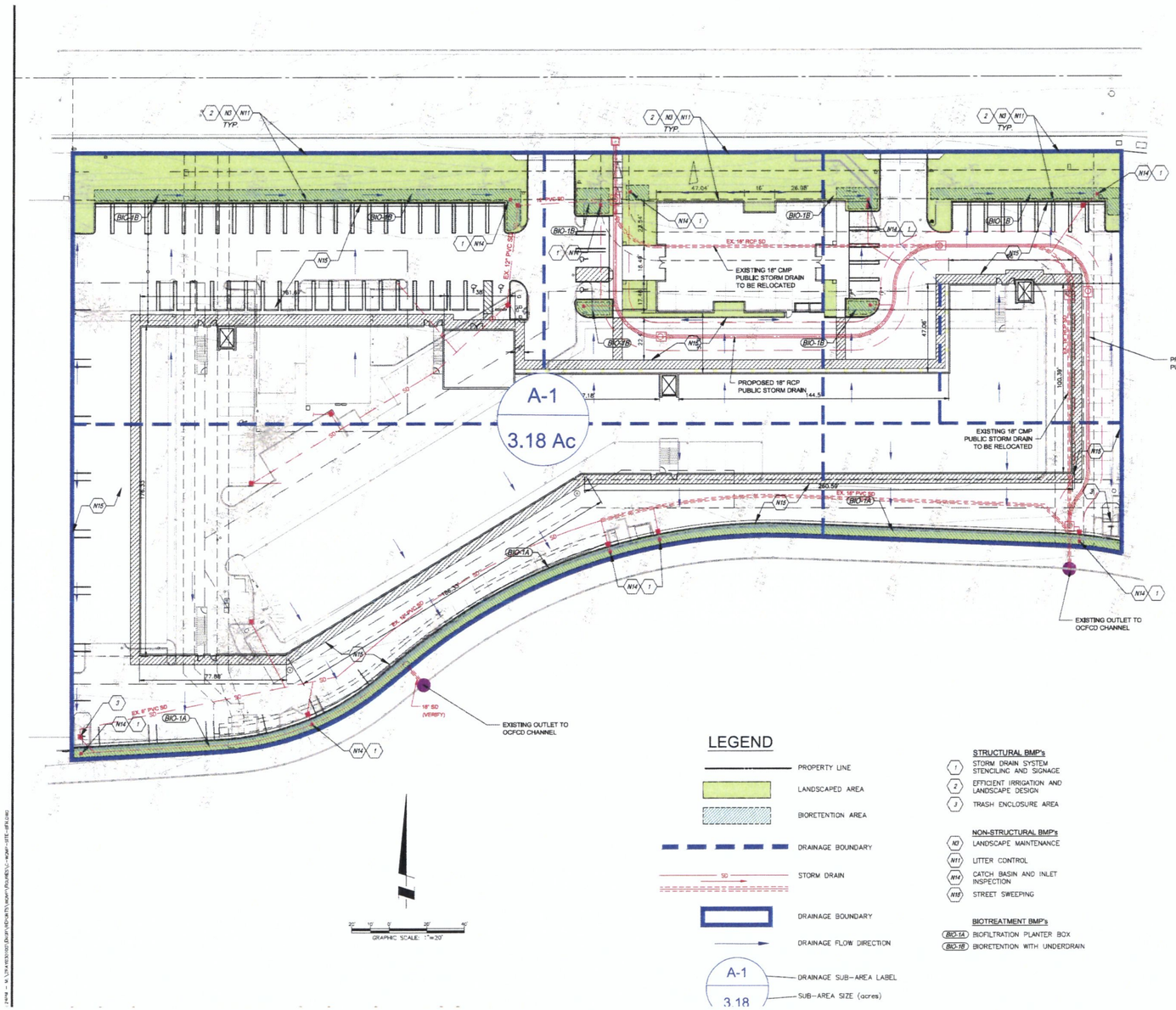


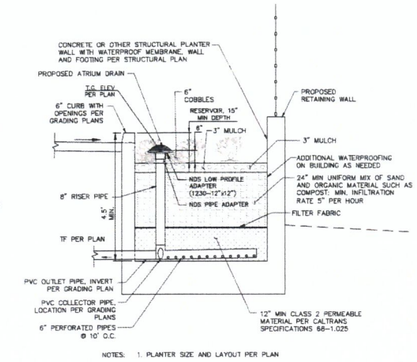
LANDSCAPE PLAN



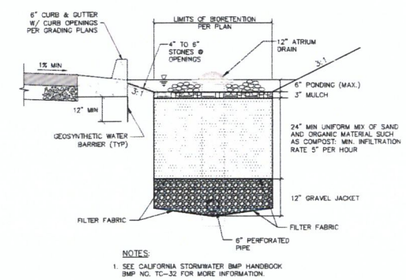
1. New disabled compliant parking w/ required signage
2. New Accessible path of travel
3. New outdoor cafe seating
4. New Bicycle parking
5. New Raised Bed Edible Garden
6. New planter
7. New trash enclosure
8. New pervious pavement parking
9. New decomposed granite surfaces
10. New Vegetated drainage Swales
11. (E) Sidewalk
12. (E) Entry/Exit Drive

LANDSCAPE DRAINAGE PLAN





BIO-1A: BIOFILTRATION PLANTER BOX
NTS

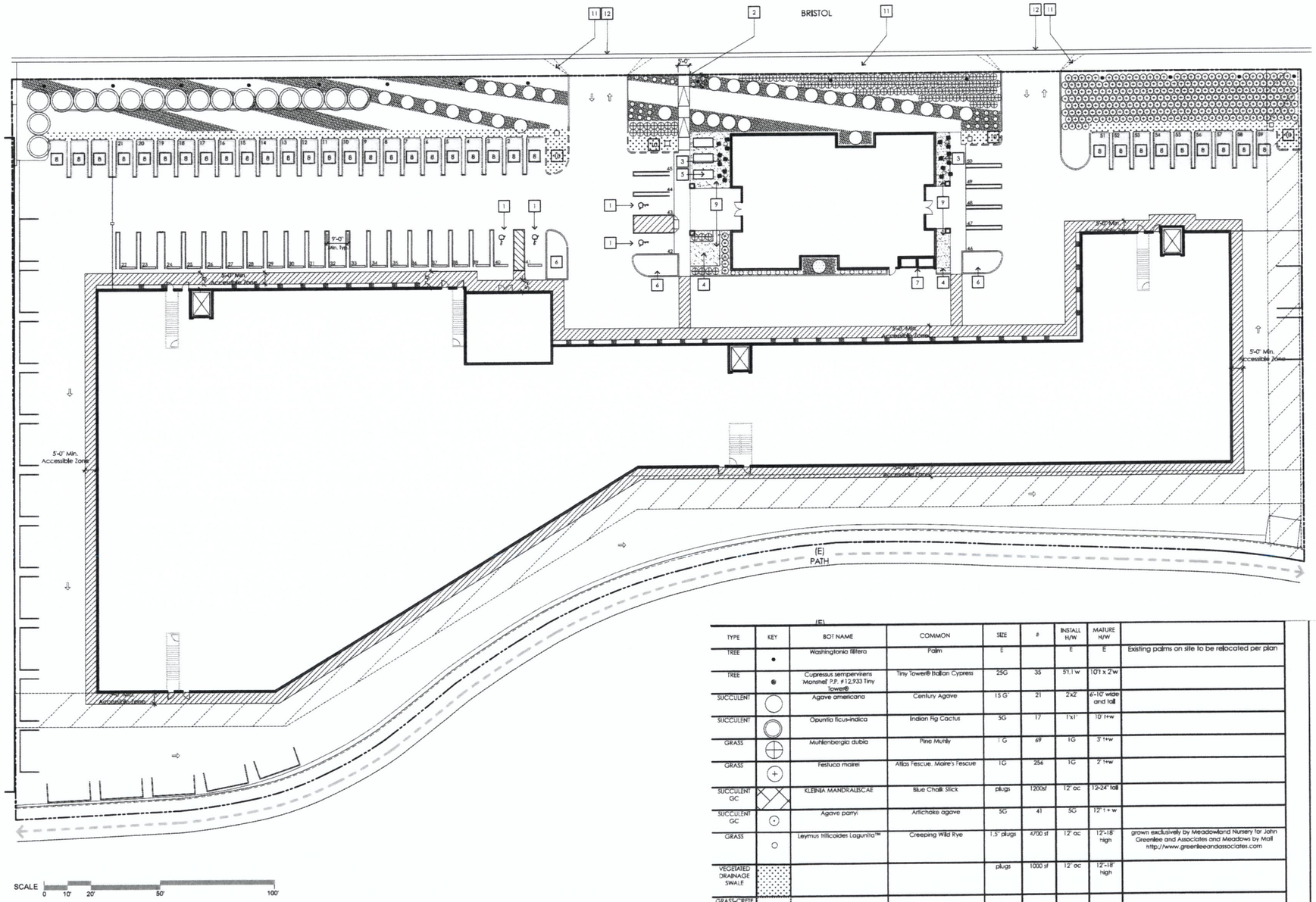


BIO-1B BIORETENTION W/ UNDERDRAIN DETAIL
NTS

PRELIMINARY WQMP SITE PLAN

PSOMAS

LANDSCAPE PLANTING PLAN



TYPE	KEY	BOT NAME	COMMON	SIZE	#	INSTALL H/W	MATURE H/W	
TREE	●	Washingtonia filifera	Palm	E		E	E	Existing palms on site to be relocated per plan
TREE	●	Cupressus sempervirens Monshel' P.P. #12,933 Tiny Tower®	Tiny Tower® Italian Cypress	25G	35	5'1.1 w	10'1 x 2'w	
SUCCULENT	◯	Agave americana	Century Agave	15 G'	21	2x2'	6'-10' wide and tall	
SUCCULENT	◯	Opuntia ficus-indica	Indian Fig Cactus	5G	17	1'x1'	10' t+w	
GRASS	⊕	Muhlenbergia dubia	Pine Muhly	1 G	69	1G	3' t+w	
GRASS	⊕	Festuca mairei	Atlas Fescue, Maire's Fescue	1G	256	1G	2' t+w	
SUCCULENT GC	╳	KLEINIA MANDRALISCAE	Blue Chalk Stick	plugs	1200sf	12' oc	12-24" tall	
SUCCULENT GC	⊙	Agave parryi	Artichoke agave	5G	41	5G	12' t + w	
GRASS	○	Leymus triticoides Lagunita™	Creeping Wild Rye	1.5" plugs	4700 sf	12' oc	12'-18' high	grown exclusively by Meadowland Nursery for John Greenlee and Associates and Meadows by Mail http://www.greenleeandassociates.com
VEGETATED DRAINAGE SWALE	⁘			plugs	1000 sf	12' oc	12'-18' high	
GRASS-CRETE	⁘							

1. New disabled compliant parking w/ required signage
2. New Accessible path of travel
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10. New Vegetated drainage Swales
11. (E) Sidewalk
12. (E) Entry/Exit Drive

LANDSCAPE PLANTINGS

LINES OF AGAVES

AGACE AMERICANA (1)
CENTURY AGAVE

KLEINIA MANDRALISCAE (2)
BLUE CHALK STICK

AGAVE PARRYI VAR. TRUNCATA (3)
MESCAL AGAVE

SWATHS OF NATIVE GRASS

LEYMUS TRITICOIDES LAGUNITA™
CREEPING WILD RYE

Leymus triticoides "Lagunita' is clearly a drought tolerant native grass. Established plantings will survive without summer water and have stayed green without irrigation well into August depending on annual rainfall. Very little summer water is required to keep the plant evergreen. Water requirements to keep it evergreen vary with soil type and location but typically one or two watering per month will keep the plantings green.

Leymus triticoides Lagunita grows upright, 12"-18" tall. It is currently being tested as a 'mowed lawn'. It has been tested at a 4" maintained height and on going studies will determine its suitability for mowing height at 1"-2". Leymus triticoides "Lagunita' is easy to mow with a conventional mower or string trimmer making it far easier than its densely clumping or tall native grass cousins.

Depending on soil type, fertility, moisture levels and time of year, planting from plugs 12" on-center can be a solid turf in 60-90 days. Flowering perennials, showy flowers accent grasses and flowering bulbs are easily added to plantings of Leymus triticoides "Lagunita'. Its low rich green foliage makes an excellent ground cover grass for both natural lawns and meadows.

LANDSCAPE PLANTINGS

SWATHS OF NATIVE GRASS

FESTUCA MAIREI (1)
ATLAS FESCUE

This long-lived evergreen clumping grass is one of my go-to grasses for making meadows in a Mediterranean climate. In large scale plantings it's hard to beat the Atlas fescue as a good long lived ground cover base planting. Plant plants 3-3.5' on-center with filler grasses, plugs and accent grasses planted in between. Long lived. Atlas fescue is drought tolerant but needs some summer water to be successful. Established plantings should stay 'green' with 1-3 waterings per month in most soils and all but high desert climates.

This is a go-to grass for sunny Mediterranean meadows. It's foliage looks good year round and is a great blending color with drought tolerant plants. One of the best ground cover grasses.

MUHLENBERGIA DUBIA (2)
PINE MUHLY

Dependable gray green foliage in meadow settings. Its tidy gray foliage grows to 3' in dense clumps. The silvery gray slender flowers are showy and neat on the plant from summer to fall. It is drought tolerant and grows in a wide variety of soils. Best in full sun. Plant from plugs 2–3 FT on center. Pine Muhly is best in dry summer climates.

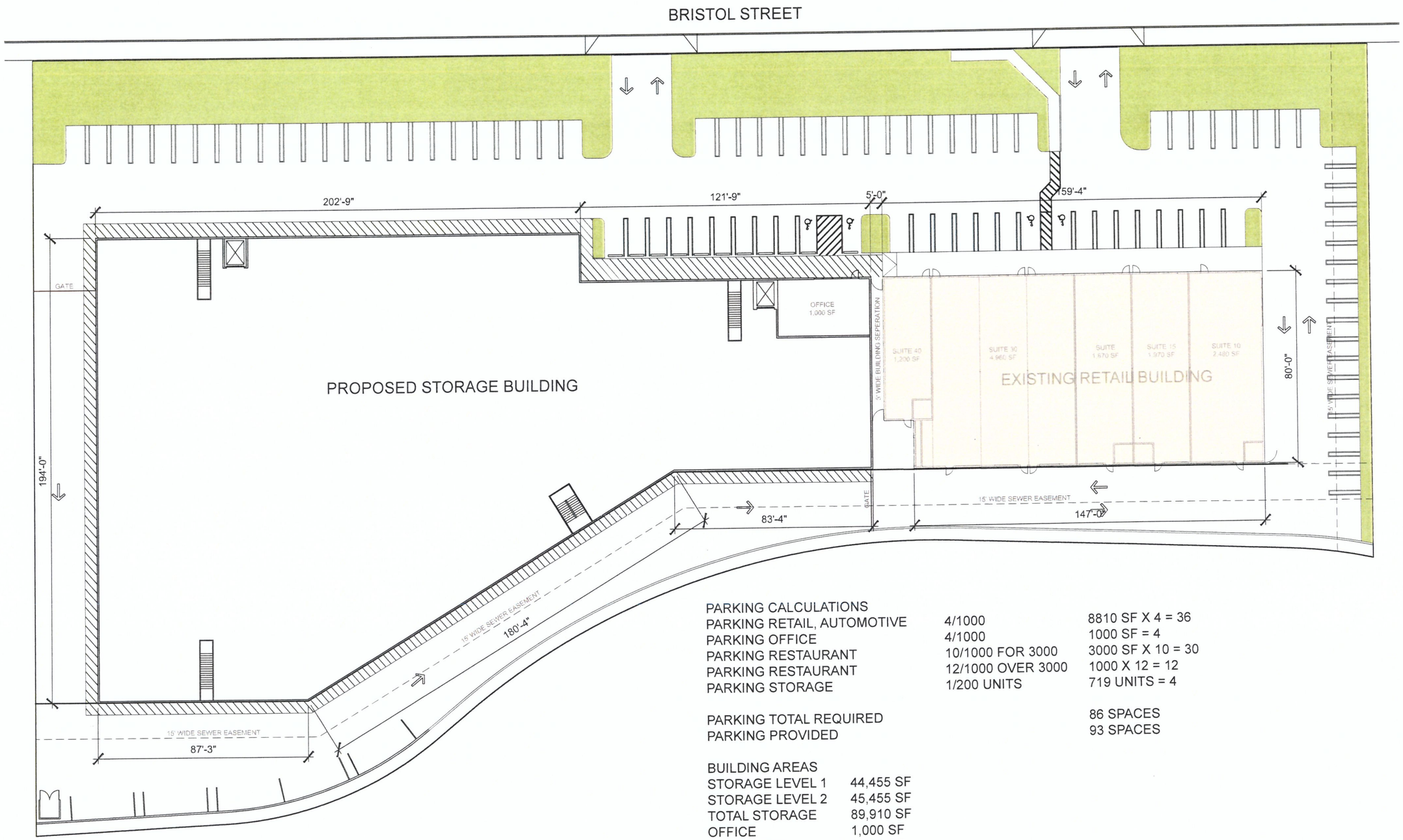
BRISTOL STREET MARKET
BRISTOL STORAGE

REVISED PLANS

375 BRISTOL STORAGE AND RETAIL

30 AUGUST 2016

WILEY
ARCHITECTS



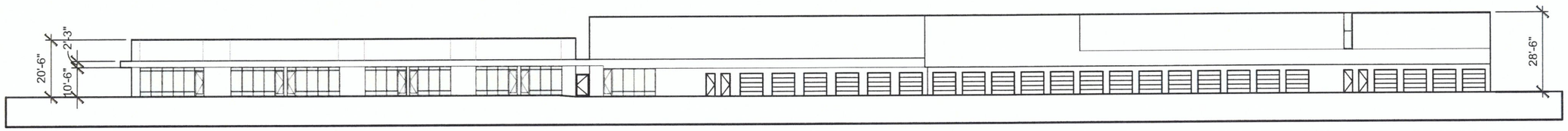
PARKING CALCULATIONS		
PARKING RETAIL, AUTOMOTIVE	4/1000	8810 SF X 4 = 36
PARKING OFFICE	4/1000	1000 SF = 4
PARKING RESTAURANT	10/1000 FOR 3000	3000 SF X 10 = 30
PARKING RESTAURANT	12/1000 OVER 3000	1000 X 12 = 12
PARKING STORAGE	1/200 UNITS	719 UNITS = 4
PARKING TOTAL REQUIRED		86 SPACES
PARKING PROVIDED		93 SPACES

BUILDING AREAS	
STORAGE LEVEL 1	44,455 SF
STORAGE LEVEL 2	45,455 SF
TOTAL STORAGE	89,910 SF
OFFICE	1,000 SF
AUTO RETAIL	8,500 SF
RESTAURANT	4,000 SF
TOTAL	103,410 SF

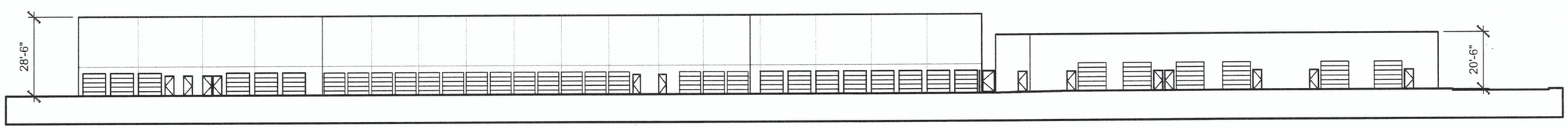
Architectural Site Plan

WILEY ARCHITECTS

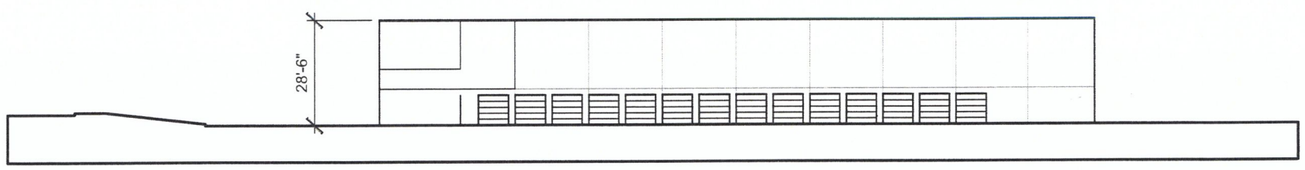
August 30, 2016



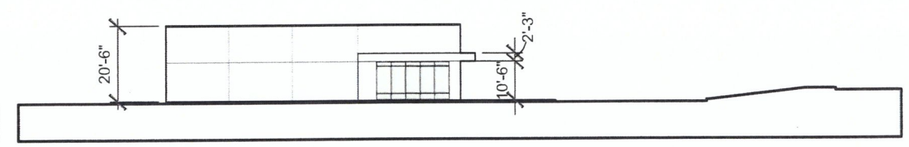
North Elevation



South Elevation



West Elevation



East Elevation

Exterior Elevations

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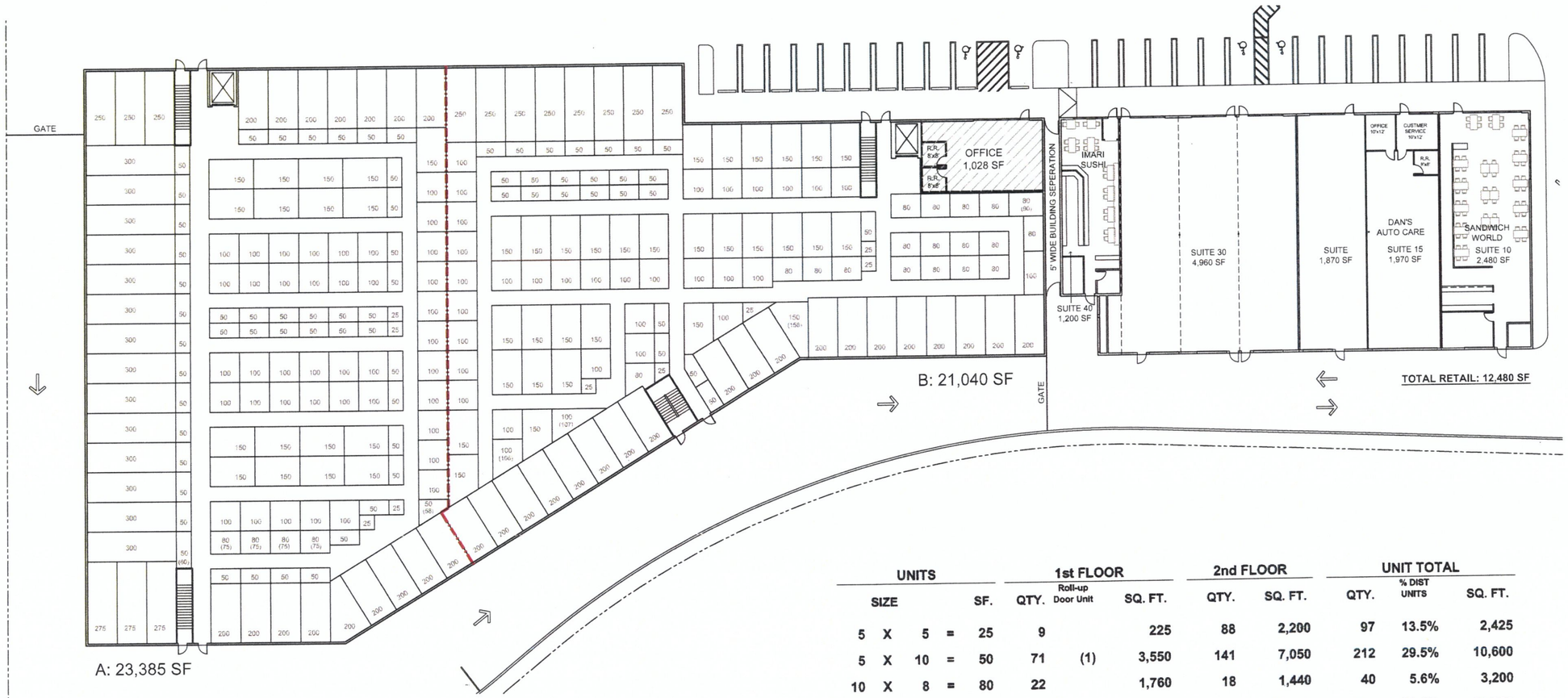
WILEY ARCHITECTS



UNITS					1st FLOOR			2nd FLOOR		UNIT TOTAL		
SIZE				SF.	QTY.	Roll-up Door Unit	SQ. FT.	QTY.	SQ. FT.	QTY.	% DIST UNITS	SQ. FT.
5	X	5	=	25	9		225	88	2,200	97	13.5%	2,425
5	X	10	=	50	71	(1)	3,550	141	7,050	212	29.5%	10,600
10	X	8	=	80	22		1,760	18	1,440	40	5.6%	3,200
10	X	10	=	100	72		7,200	147	14,700	219	30.5%	21,900
10	X	15	=	150	47	(6)	7,050	41	6,150	88	12.2%	13,200
10	X	20	=	200	35	(35)	7,000	0	0	35	4.9%	7,000
10	X	25	=	250	11	(11)	2,750	0	0	11	1.5%	2,750
10	X	27.5	=	275	3	(3)	825	0	0	3	0.4%	825
10	X	30	=	300	14	(14)	4,200	0	0	14	1.9%	4,200
TOTAL					284	(70)	34,560	435	31,540	719	100%	66,100
GSF							44,425		45,453			89,878
EFFICIENCY FACTOR							77.8%		69.4%			73.5%

3HR- RATED WALL SEPARATION. CONSTRUCTION TYPE AND BUILDING CODE REQUIREMENTS TO BE CONFIRMED.

SCALE: 1/16"= 1'-0" (PRINTED ON 36"X24")

First Floor Plan

WILEY ARCHITECTS

August 30, 2016

3HR- RATED WALL SEPARATION. CONSTRUCTION TYPE AND BUILDING CODE REQUIREMENTS TO BE CONFIRMED.

UNITS					1st FLOOR			2nd FLOOR		UNIT TOTAL		
SIZE				SF.	QTY.	Roll-up Door Unit	SQ. FT.	QTY.	SQ. FT.	QTY.	% DIST UNITS	SQ. FT.
5	X	5	=	25	9		225	88	2,200	97	13.5%	2,425
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10	X	20	=	200	35	(35)	7,000	0	0	35	4.9%	7,000
10	X	25	=	250	11	(11)	2,750	0	0	11	1.5%	2,750
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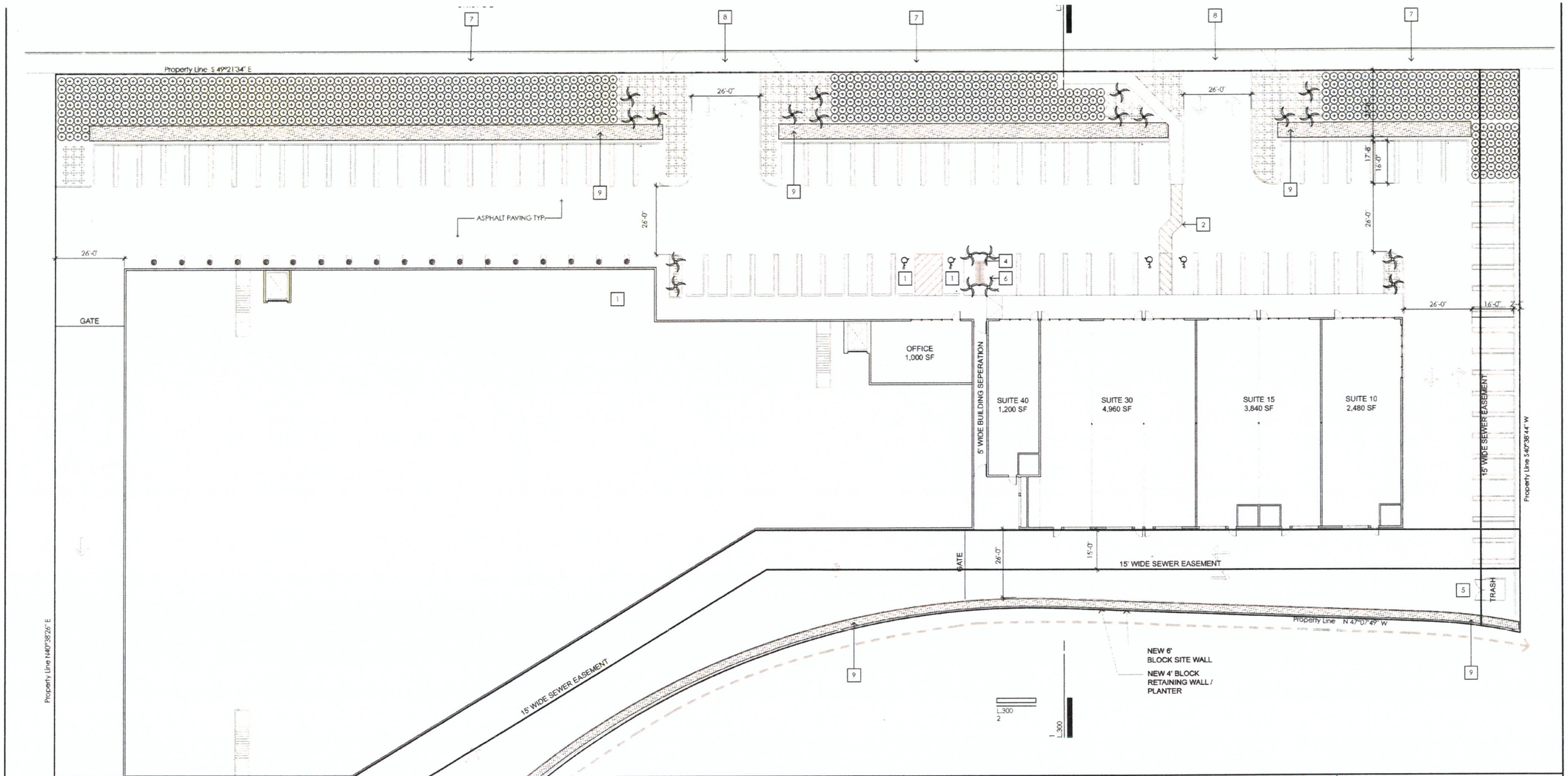
10	X	30	=	300	14	(14)	4,200	0	0	14	1.9%	4,200
TOTAL					284	(70)	34,560	435	31,540	719	100%	66,100
GSF							44,425		45,453			89,878
EFFICIENCY FACTOR							77.8%		69.4%			73.5%

Second Floor Plan

WILEY ARCHITECTS

August 30, 2016



TYPE	KEY	BOT NAME	COMMON	SIZE	#	INSTALL H/W	MATURE H/W	
(E) TREE		Washingtonia filifera	Palm	E		E	E	Existing palms on site to be protected in place per plan
(N) TREE		Washingtonia filifera	Palm		8			New Palms
SUCCULENT		Agave americana	Century Agave	15 G'	24	2'x2'	6'-10' wide and tall	
GRASS		Muhlenbergia rigens	Deer Grass	1 G	774	1G	3' t+w	
GRASS		Festuca mairei	Atlas Fescue, Maire's Fescue	1G	195	1G	2' t+w	
TREE		Cupressus sempervirens 'Monshef P.P. #12,933 Tiny Tower®	Tiny Tower® Italian Cypress	25G	18	5't,1'w	10't x 2'w	
BIORETENTION AREAS		Mixed species TBD		plugs	1000 sf	12" oc	12"-18" high	

Section Marker 1 / L.300

Elevation Marker L.300 / 2

KEY NOTES

1. New accessible parking w/ required signage
2. Accessible path of travel
3. -
4. New bicycle parking
5. New trash enclosure
6. New decomposed granite surface
7. (E) Sidewalk
8. (E) Entry/Exit Drive
9. (N) Bioretention area

1 | LANDSCAPE + PLANTING PLAN

2 | PLANT LEGEND

3 | LEGEND + KEY NOTES

Landscape Plan

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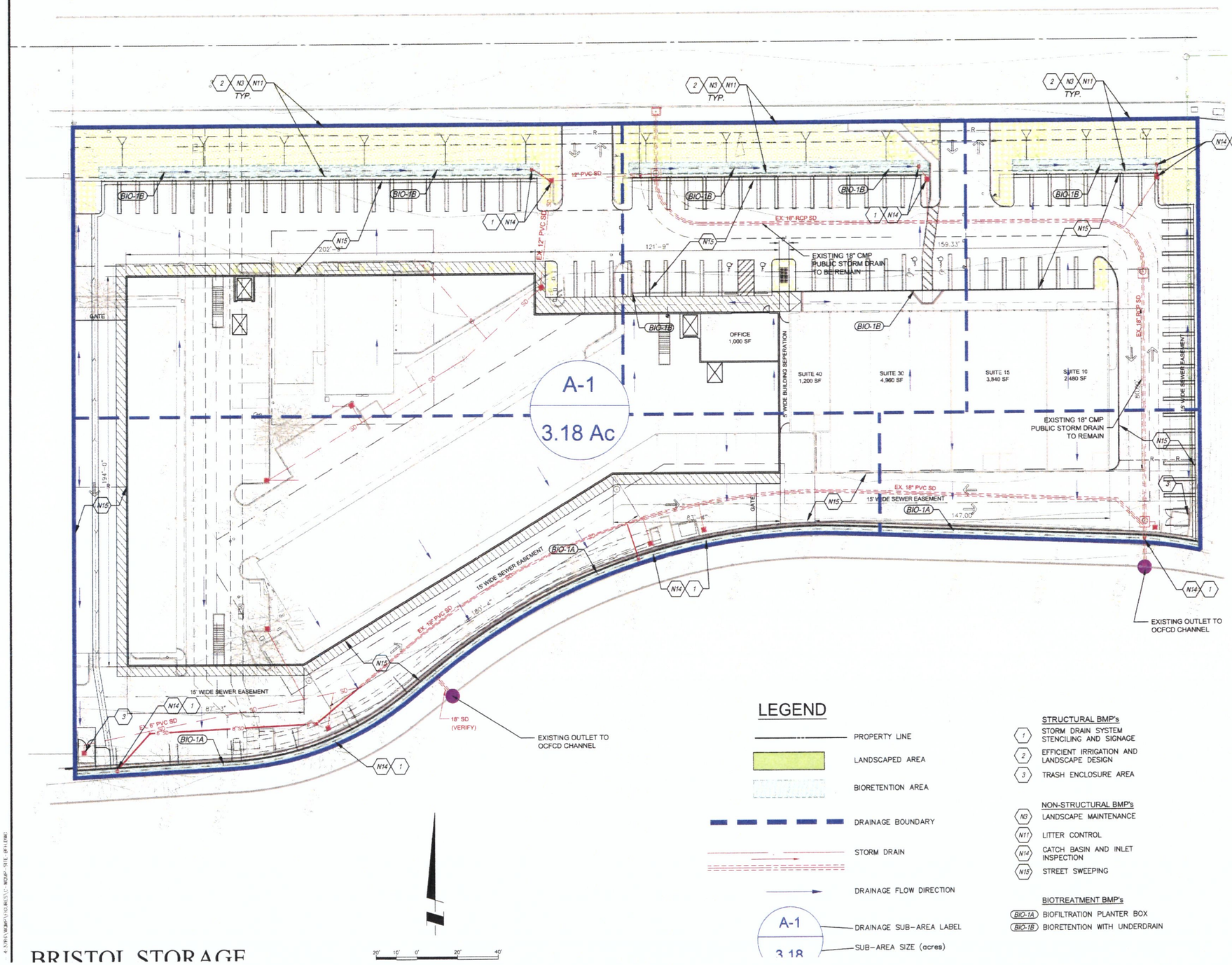
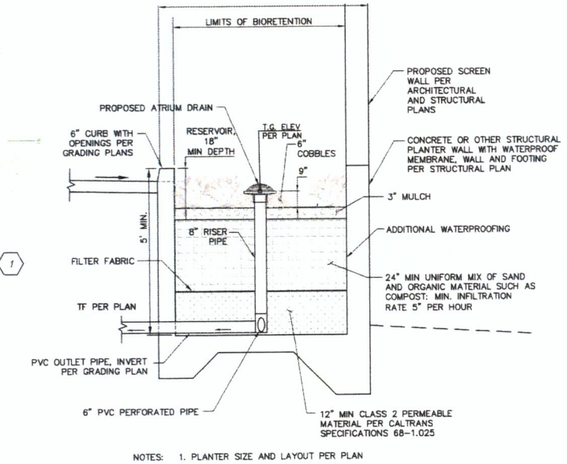
WILEY ARCHITECTS

August 30, 2016

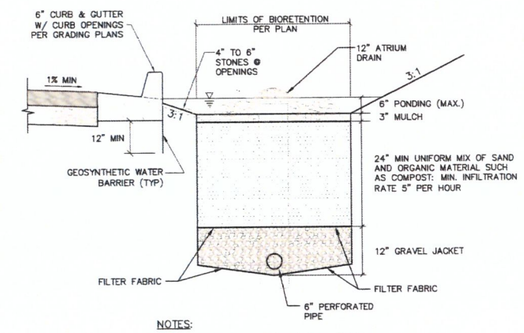




NOTES: 1. PLANTER SIZE AND LAYOUT PER PLAN

BIO-1A: BIOFILTRATION PLANTER BOX

NTS



NOTES:

1. SEE CALIFORNIA STORMWATER BMP HANDBOOK BMP NO. TC-32 FOR MORE INFORMATION.

BIO-1B BIORETENTION W/ UNDERDRAIN DETAIL

NTS

LEGEND

- PROPERTY LINE
- LANDSCAPED AREA
- BIORETENTION AREA
- DRAINAGE BOUNDARY
- STORM DRAIN
- DRAINAGE FLOW DIRECTION
- A-1 — DRAINAGE SUB-AREA LABEL
- 3.18 — SUB-AREA SIZE (acres)

STRUCTURAL BMP's

- (1) STORM DRAIN SYSTEM STENCILING AND SIGNAGE
- (2) EFFICIENT IRRIGATION AND LANDSCAPE DESIGN
- (3) TRASH ENCLOSURE AREA

NON-STRUCTURAL BMP's

- (N3) LANDSCAPE MAINTENANCE
- (N11) LITTER CONTROL
- (N14) CATCH BASIN AND INLET INSPECTION
- (N15) STREET SWEEPING

BIOTREATMENT BMP's

- (BIO-1A) BIOFILTRATION PLANTER BOX
- (BIO-1B) BIORETENTION WITH UNDERDRAIN

PRELIMINARY WQMP SITE PLAN

PSOMAS

WILEY ARCHITECTS

August 30, 2016

BRISTOL STORAGE

Water Quality Management

-165-

Longboard Aluminum Siding
Wood Finish Light Fir

30 / 30 Sand Finish Stucco

Equitone Linea Glass Fiber Reinforced Concrete

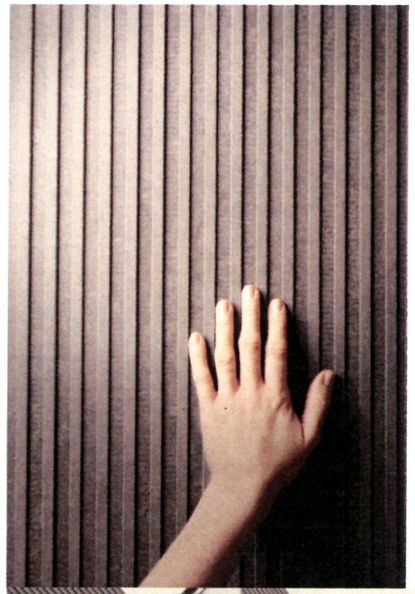
Back Lit 18" Tall Channel Letters

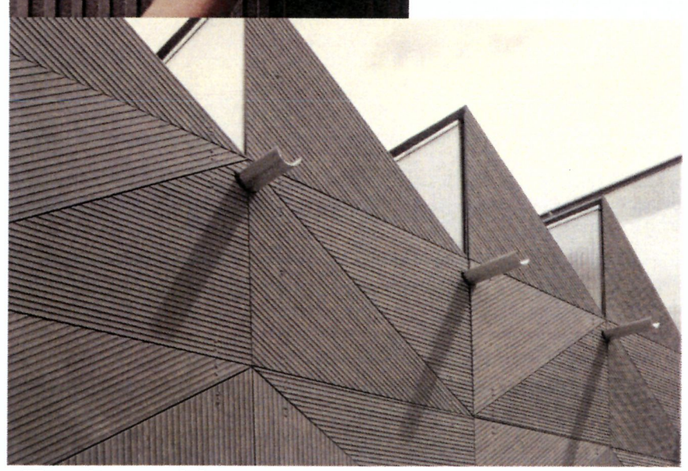
Low Iron Glass
Storefront Frame

Longboard Aluminum Siding
Wood Finish Light Fir

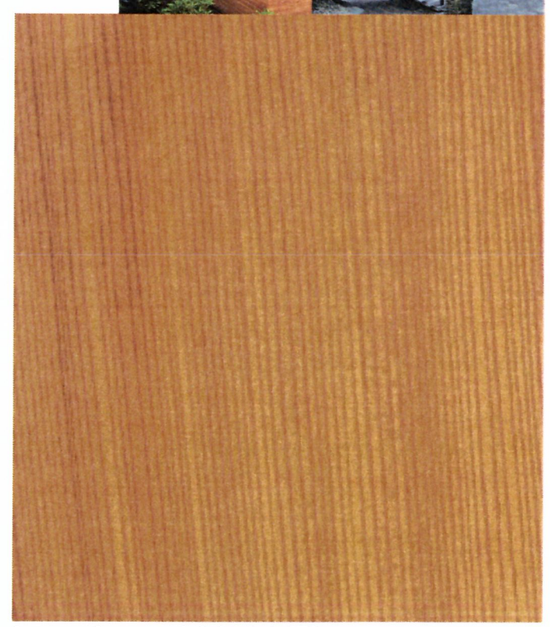
Exterior Materials

WILEY
ARCHITECTS





Equitone Linea



Longboard Light Fir

Back Lit Tenant Signage

Exterior Materials

-167-

Aerial View looking West

-168-

WILEY
ARCHITECTS

View from Bristol Street looking West

WILEY
ARCHITECTS

View from Bristol Street sidewalk looking West

-170-

View from Bristol Street looking East

-171-