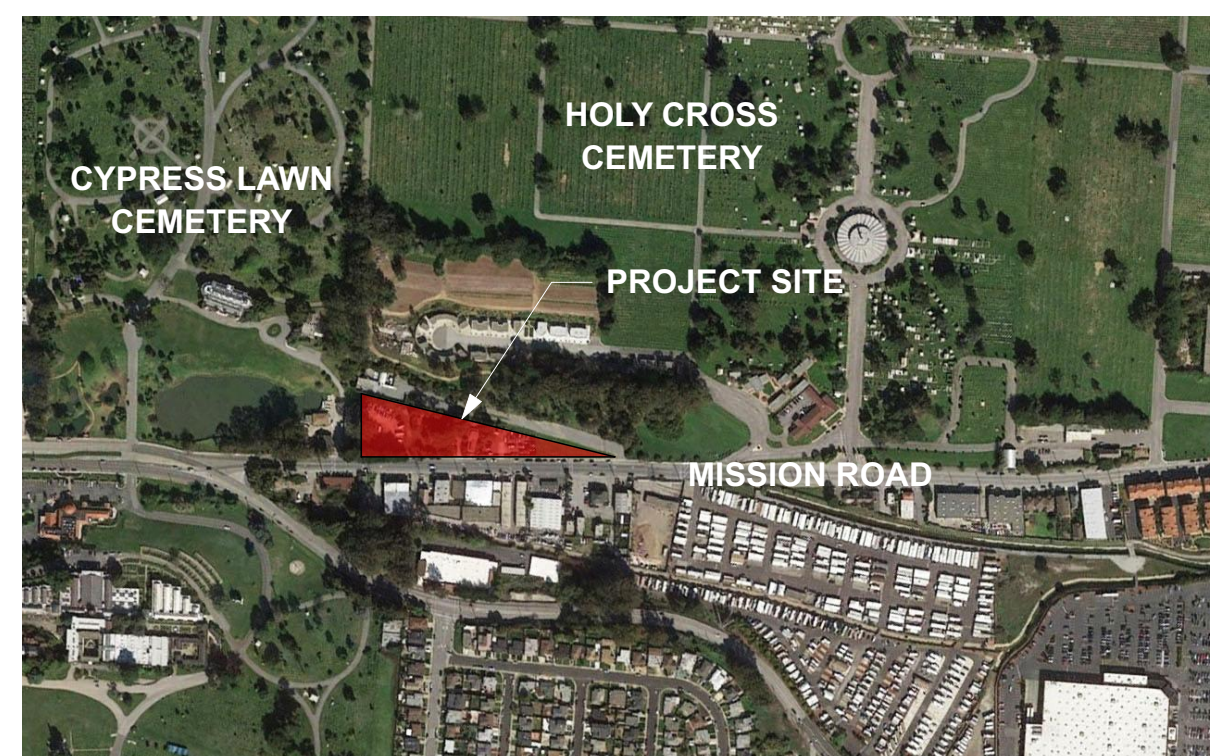


VICINITY MAP



PROJECT DESCRIPTION

The Veterans Village is a 66 unit affordable housing community in Colma. The 2.23 acre site is situated between Cypress Lawn and Holy Cross cemeteries along Mission Road and includes a new two/ three story residential building and the preservation of the historic pump building for use by residents. Two large residential courtyards, a garden area and a dog park are also planned as part of the development. 69 parking spaces are provided through two parking areas, one adjacent to Cypress Lawn Cemetery and another along the BART access road behind the garden areas.

The massing of the new residential building steps down to a spacious one story office area adjacent to the pump building, where an entry trellis guides residents and visitors into an entry courtyard and the main lobby of the building. The pump building will be preserved and enhanced as a social hall and bicycle storage area for use by residents, with new storefront glazing to reinforce the visual relationship between the residential building, the social courtyard, the exposed concrete volume of the pump building and the gardens beyond.

The building also steps down to two stories as it meets the parking area that borders Cypress Lawn Cemetery and the maintenance buildings along it's northern edge. Landscaping will screen views to and from the adjacent cemetery, as well as to the BART ventilation structure to the east of the site.

PROJECT DIRECTORY

DEVELOPER
 Mercy Housing
 1360 Mission Street #300
 San Francisco, CA 94103
 Tel: 415.355.7116
 Contact: Michael Kaplan
 Email: mkaplan@mercyhousing.org

ARCHITECT
 Van Meter Williams Pollack
 333 Bryant Street, Suite #300
 San Francisco, CA 94107
 Tel: 415.974.5352
 Contact: Rick Williams, Principal
 Email: rick@vmwp.com
 Laura Shagalov, Architect
 Email: laura@vmwp.com

LANDSCAPE ARCHITECT
 Bruce Jett Associates
 2 Orinda Theater Square, Suite 218
 Orinda, CA 94563
 Tel: 925.254.5422
 Contact: Bruce Jett
 Email: brucej@landsarch.com

CIVIL ENGINEER
 Luk and Associates
 738 Alfred Nobel Dr.
 Hercules, CA 94547
 Tel: 510.724.3388
 Contact: Chris Wood
 Email: chris@lukassociates.com

PLANNING SUMMARY

GENERAL PROJECT DATA			
ADDRESS	1670-1692 MISSION ROAD		
APN	011-370-220		
ZONING	(C) COMMERCIAL		
PARCEL AREA (SQ. FT)	97,263	SQ. FT.	
PARCEL AREA (ACRES)	2.23	ACRES	
TOTAL UNITS	66	UNITS	
FLOOR & LOT AREA CALCULATIONS			
DENSITY (UNITS/ACRE)	22	MAX.	30 (W/ 35% DENSITY BONUS)
BUILDING AREA	SEE BUILDING DATA THIS SHEET, A0.10		
FLOOR AREA RATIO	1.00	MAX.	0.62
LOT COVERAGE	50%	MAX.	25%
SETBACKS & HEIGHT			
BUILDING 1 (66 UNITS)			
FRONT SETBACK	5'-0"	MIN.	10'
SIDE SETBACK	5'-0"	MIN.	87'-5"
REAR SETBACK	5'-0"	MIN.	18'-11"
HEIGHT	40'-0"		36'-4" ROOF RIDGE
PUMP BUILDING (EXISTING)			
FRONT SETBACK	-		± 0'-8" EXISTING TO REMAIN
SIDE SETBACK	-		± 364'-11" EXISTING TO REMAIN
REAR SETBACK	-		± 4'-1" EXISTING TO REMAIN
HEIGHT	-		± 24'-7" EXISTING TO REMAIN
OPEN SPACE			
VEHICULAR PAVING	17,180	SQ. FT.	
COMMON OPEN SPACE	54,973	SQ. FT.	
PARKING			
VEHICULAR PARKING	69	1 PER UNIT, (4 ACCESSIBLE)	
RESIDENT BICYCLE PARKING	66	1 PER UNIT	
GUEST BICYCLE PARKING	4		

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A0.2	PERSPECTIVE VIEWS
A0.3	EXISTING SITE CONDITIONS
A1.0	PROPOSED SITE PLAN & PROJECT DATA
A1.1	EXISTING/DEMO SITE PLAN
A1.2	EXISTING DIAGRAMS
A1.3	FIRE APPARATUS ACCESS DIAGRAM
-	SURVEY
-	SURVEY
CIVIL	
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C4.1.2	PRELIMINARY GRADING PLAN
C4.1.3	PRELIMINARY GRADING SECTIONS
C5.1	PRELIMINARY UTILITY PLAN
C5.2	PRELIMINARY UTILITY PLAN
C6.1	PRELIMINARY STORMWATER TREATMENT PLAN
C6.2	PRELIMINARY STORMWATER TREATMENT PLAN
C7.0	PRELIMINARY EROSION CONTROL PLAN
LANDSCAPE	
L0.1	GENERAL NOTES & LEGEND
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L1.2	PARTIAL SITE PLAN
L1.5	PARTIAL LIGHTING PLAN
L1.6	PARTIAL LIGHTING PLAN
L2.0	SECTIONS
L2.1	SECTIONS
L3.1	PARTIAL PAVING PLAN
L3.2	PARTIAL PAVING PLAN
L4.0	DETAILS
L4.1	DETAILS & IMAGES
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ARCHITECTURAL	
A2.01	EXISTING/DEMO PUMP BUILDING
A2.02	PROPOSED PUMP BUILDING
A2.1	GROUND FLOOR PLAN
A2.2	SECOND FLOOR PLAN
A2.3	THIRD FLOOR PLAN
A2.4	ROOF PLAN
A3.1	EXTERIOR ELEVATIONS
A3.2	EXTERIOR ELEVATIONS
A4.1	TYPICAL UNIT PLANS
A5.1	DETAILS
A5.2	MATERIALS & COLORS



2
A-0.1 VIEW NORTH ON MISSION ROAD



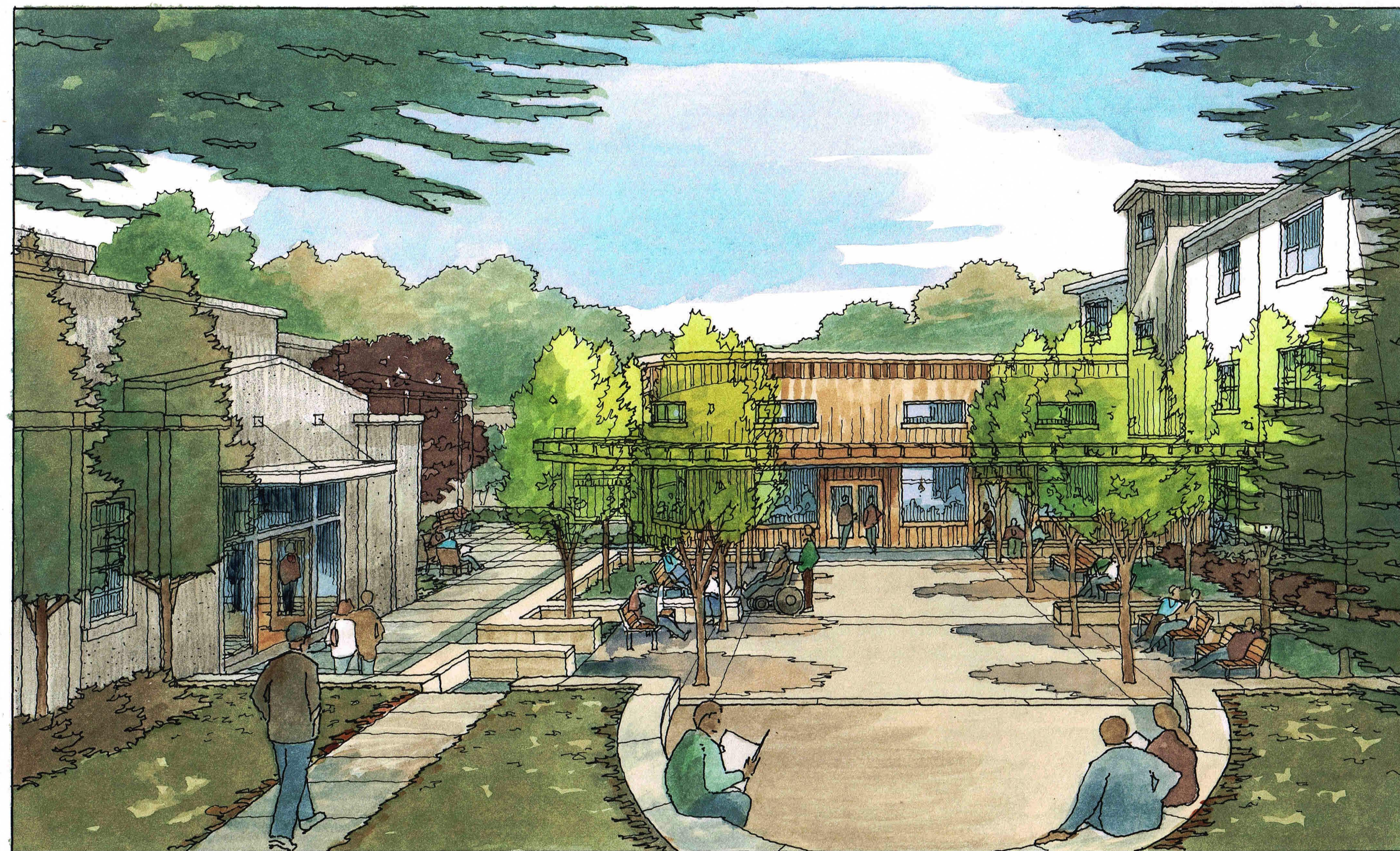
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A-0.1 VIEW SOUTH ON MISSION ROAD

VETERANS VILLAGE | A-0.1 PERSPECTIVE VIEWS

COLMA, CA | 10/17/16 | MERCY HOUSING | #1502



2
A-0.2
VIEW OF MAIN ENTRANCE FROM MISSION ROAD



1
A-0.2
VIEW OF COURTYARD AT PUMP BUILDING & SOCIAL HALL



4
A-0.3
VIEW TO BART STRUCTURE



3
A-0.3
VIEW OF PUMP BUILDING



2
A-0.3
VIEW FROM MISSION ROAD



1
A-0.3
VIEW OF MISSION ROAD



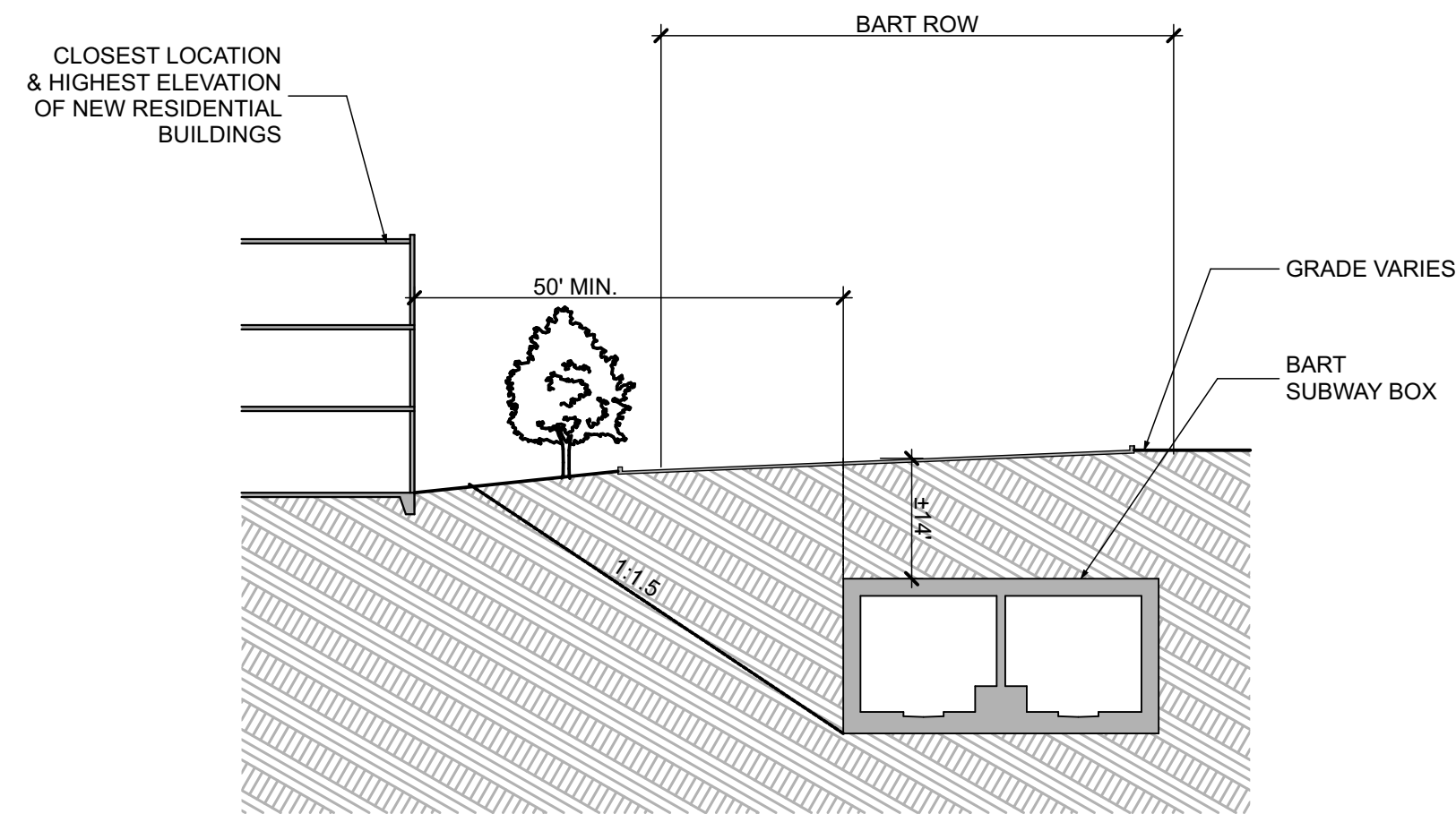
5
A-0.3
VIEW TO MISSION ROAD



6
A-0.3
VIEW FROM BART ACCESS ROAD

VETERANS VILLAGE | A-0.3 EXISTING SITE CONDITIONS

COLMA, CA | 10/17/16 | MERCY HOUSING | #1502



2
A-1.0
PARTIAL SITE SECTION A-A

BUILDING AREA

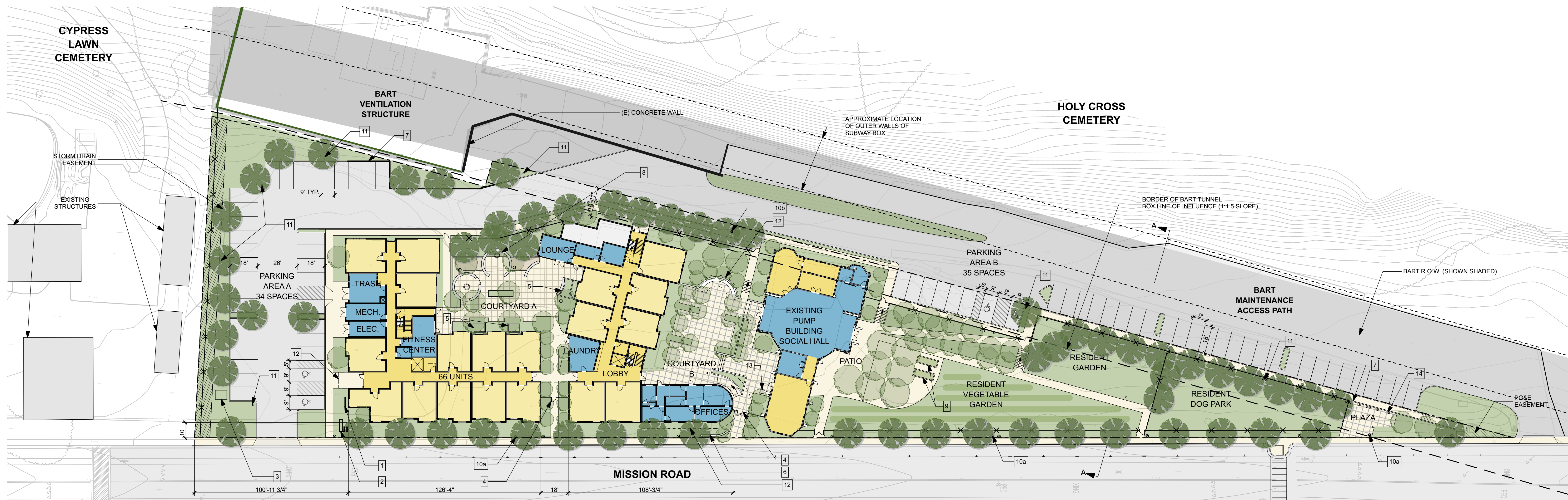
	NUMBER OF UNITS			SQUARE FOOTAGE				PUMP BUILDING COMMON
	BUILDING 1			BUILDING 1				
	STUDIOS	1 BEDROOMS	2 BEDROOMS	RESIDENTIAL GROSS	COMMON	CIRCULATION/UTILITY*	TOTAL BLDG. A	
3RD FLOOR		22	1	13,753	640	3,599	17,992	
2ND FLOOR		24		14,308	368	3,903	18,579	
GROUND FLOOR		19		11,220	4,098	3,867	19,185	5,106
SUBTOTAL	0	65	1					
TOTALS		66		39,281	5,106	11,369	55,756	5,106

SHEET NOTES

- 1 GAS METER
- 2 BACK FLOW PREVENTERS
- 3 PAD MOUNTED TRANSFORMER
- 4 ENTRY GATE W/ PERFORATED ALUMINUM PANEL
- 5 RAISED STORMWATER PLANTER
- 6 LOW CONCRETE WALL WITH BUILDING SIGNAGE, SEE A5.1
- 7 CONCRETE RETAINING WALL, SEE CIVIL DRAWINGS
- 8 CONCRETE SEAT WALLS, SEE LANDSCAPE DRAWINGS
- 9 RAISED ACCESSIBLE PLANTERS
- 10a EXISTING HYDRANT
- 10b NEW HYDRANT
- 11 PARKING POLE LIGHT FIXTURE, SEE A5.1. SEE LANDSCAPE DRAWINGS FOR SITE FIXTURES & A2.1 FOR EXTERIOR BUILDING FIXTURES
- 12 WOOD TRELLIS, SEE A5.1
- 13 GUEST BICYCLE RACKS, SEE LANDSCAPE DRAWINGS
- 14 HISTORIC EXHIBIT DISPLAY PANELS

LEGEND

- PROPERTY LINE
- - - BART TUNNEL LINE OF INFLUENCE
- - - OUTER WALLS OF SUBWAY BOX
- ✕ (N) METAL FENCE, S.L.D.
- ACCESSIBLE PARKING SPACE
- EASEMENT, SEE SURVEY
- RESIDENTIAL
- CIRCULATION/MAINTENANCE
- COMMON AREAS



1
A-1.0
SITE PLAN



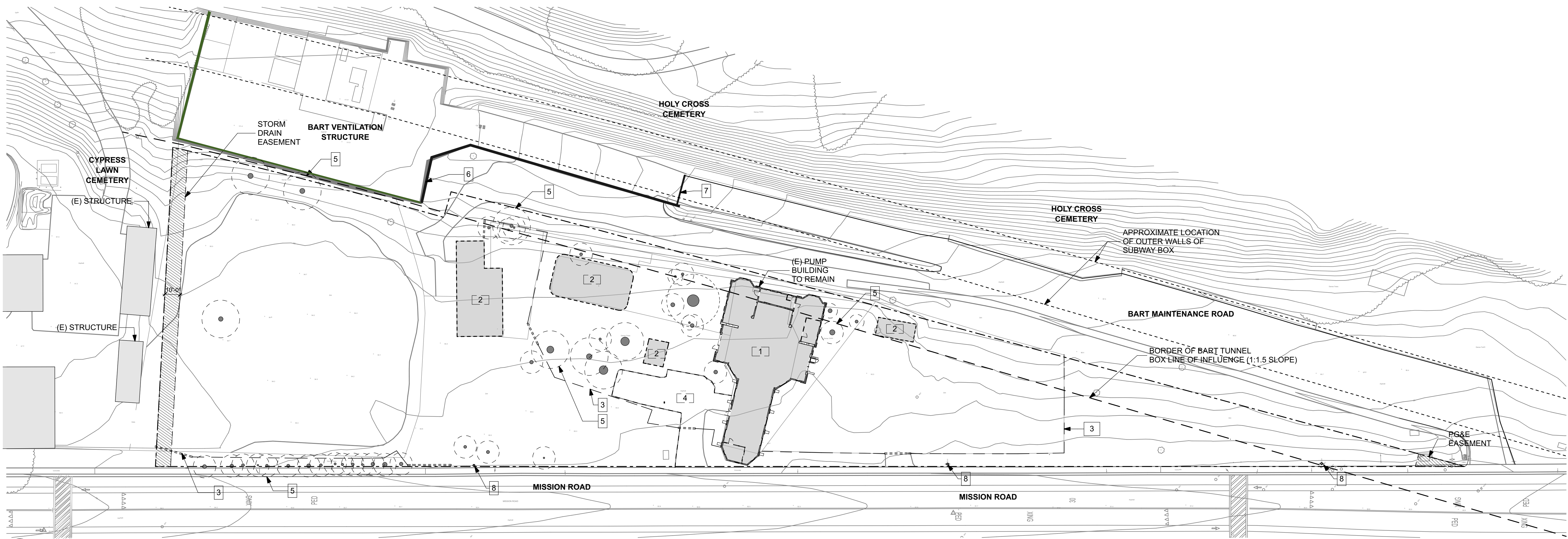
SCALE: 1" = 30'

SHEET NOTES

- 1 (E) PUMP BUILDING TO REMAIN
- 2 (E) STRUCTURES TO BE DEMOLISHED
- 3 (E) FENCES & GATES TO BE DEMOLISHED
- 4 ASPHALT PARKING AREA TO BE DEMOLISHED
- 5 ALL TREES TO BE DEMOLISHED UNLESS OTHERWISE NOTED
- 6 (E) CONCRETE WALL
- 7 (E) BART MAINTENANCE ACCESS GATE
- 8 (E) HYDRANT

LEGEND

- PROPERTY LINE
- - - BART TUNNEL LINE OF INFLUENCE
- - - OUTER WALLS OF SUBWAY BOX
- (E) TREE TO BE REMOVED
- (E) TREE TO REMAIN, S.L.D.
- EASEMENT, SEE SURVEY



1
A-1.1
EXISTING/DEMO SITE PLAN

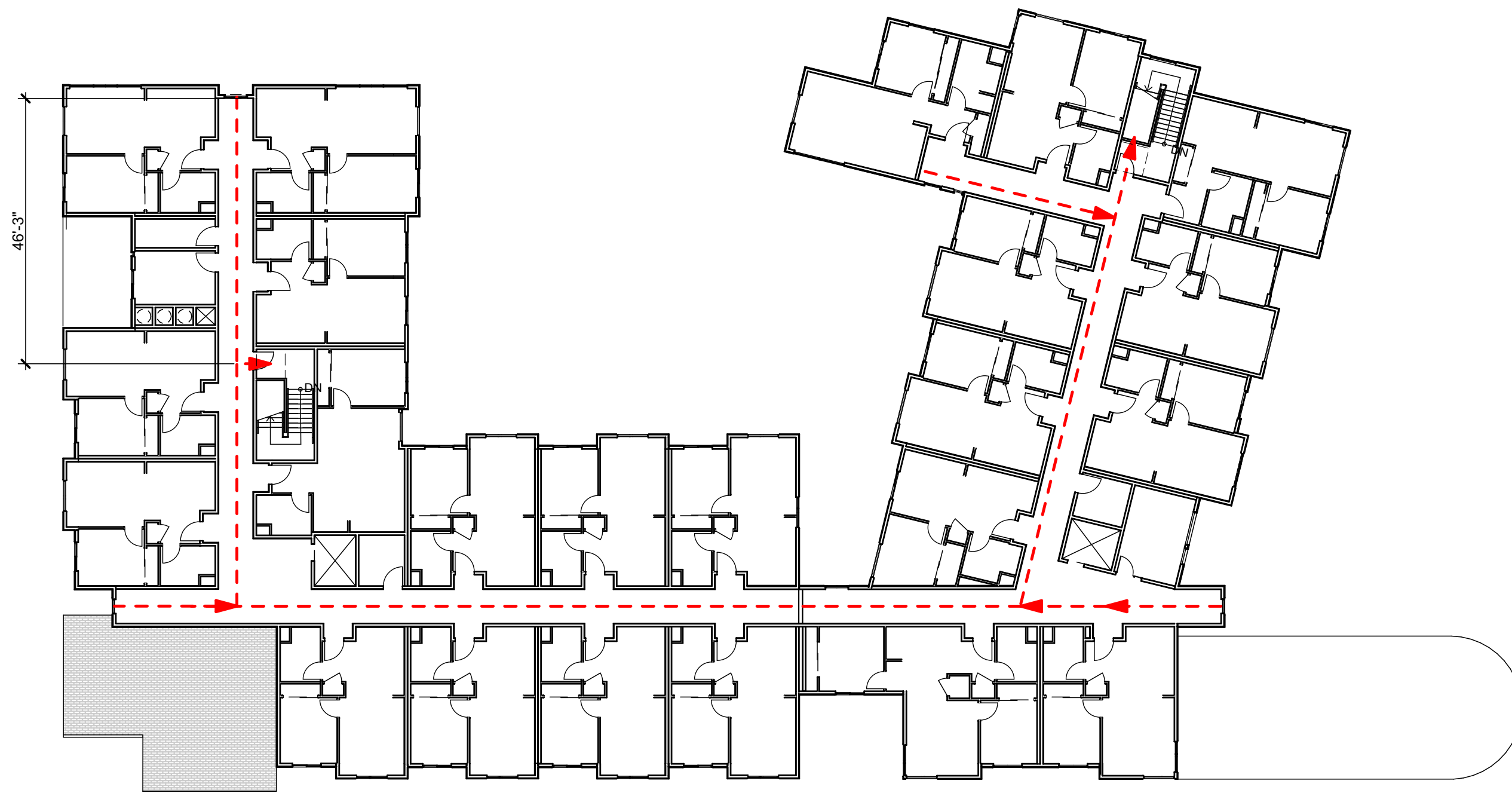
SCALE: 1" = 30'



VETERANS VILLAGE | A-1.1 EXISTING/DEMO SITE PLAN

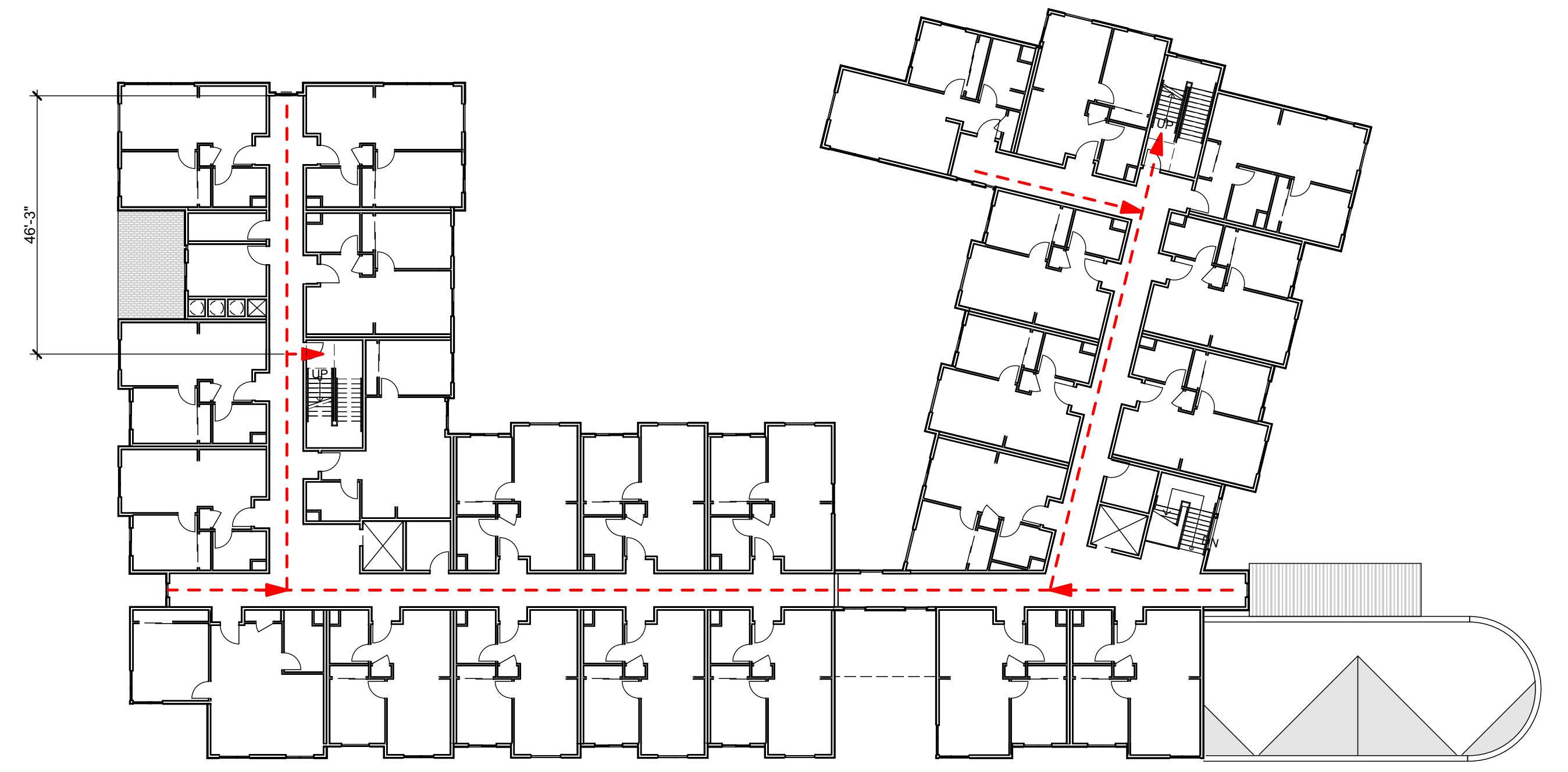
COLMA, CA | 10/17/16 | MERCY HOUSING | #1502





3
A-1.2
THIRD FLOOR EXITING DIAGRAM

SCALE: 1" = 20'



2
A-1.2
SECOND FLOOR EXITING DIAGRAM

SCALE: 1" = 20'

CODE SUMMARY

CONSTRUCTION CLASSIFICATION

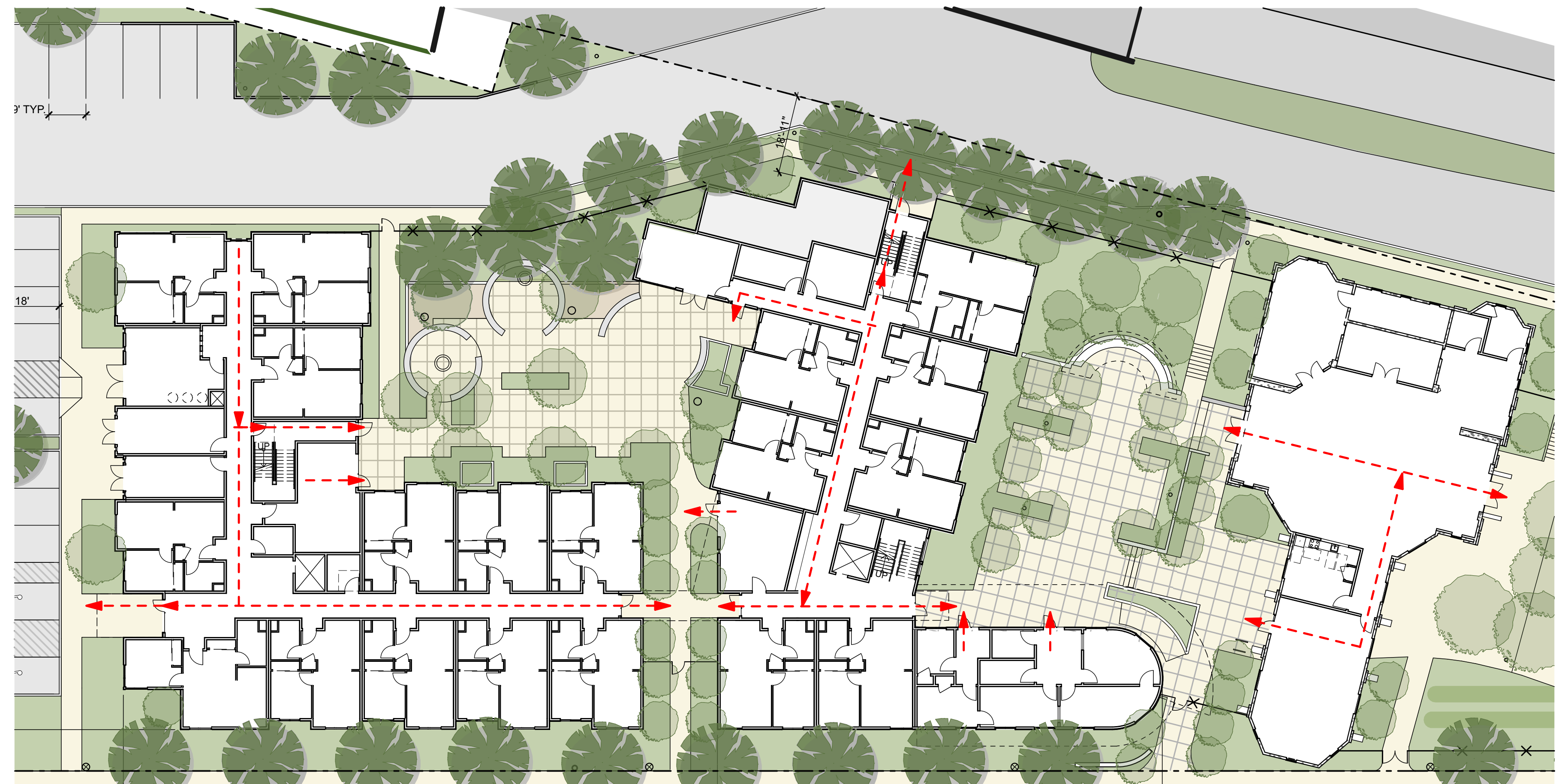
BUILDING / OCCUPANCY TYPE	CONSTRUCTION CLASSIFICATION	SPRINKLERING REQUIREMENTS
BUILDING 1- 66 UNIT APARTMENT BUILDING, 3 STORIES ABOVE GRADE R-2, A-3, B, U BUILDING 2- EXISTING PUMP BUILDING OPTION B: A-3, S-1, U	TYPE 5A [CBC TABLE 503]	BUILDING SPRINKLERING PER NFPA-13 REQUIRED
	TYPE 5B [CBC TABLE 503] SEPARATIONS PER PROVISIONS IN CBC 509.2	

TOTAL ALLOWABLE AREA - BUILDING 1

FLOOR	MAIN OCCUPANCY	CONSTRUCTION TYPE	BASE MAXIMUM SQFT TABLE 503	FRONTAGE INCREASE FACTOR: NOT NECESSARY	SPRINKLER INCREASE FACTOR: 2 (CBC 506.3)	TOTAL SQFT ALLOWABLE BY FLOOR PER CBC EQ. 5-1	TOTAL GROSS SQFT PROVIDED BY FLOOR
1ST FLOOR TOTAL							19,185
RESIDENTIAL	R-2	VA	12,000	NA	2	24,000	11,220
LOUNGE, FITNESS CENTER	A-3	VA	11,500		2	23,000	791
OFFICES	B	VA	18,000		2	36,000	1,415
UTILITY ROOMS	U	VA	9,000		2	18,000	1,953
EGRESS COMPONENTS		VA					3,806
SECOND FLOOR TOTAL							18,579
RESIDENTIAL	R-2	VA	12,000	NA	2	24,000	14,308
EGRESS COMPONENTS		VA					4,271
THIRD FLOOR TOTAL							17,992
RESIDENTIAL	R-2	VA	12,000	NA	2	24,000	13,753
LOUNGE	A-3	VA	11,500		2	23,000	190
EGRESS COMPONENTS		VA					4,049
BUILDING 1 TOTAL						172,000	55,756
						• PER 506.3 AREA INCREASE IS IN ADDITION TO HEIGHT INCREASE	

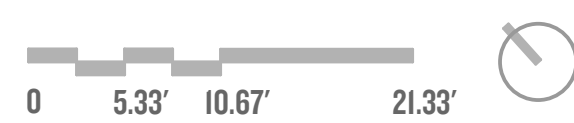
ALLOWABLE STORIES

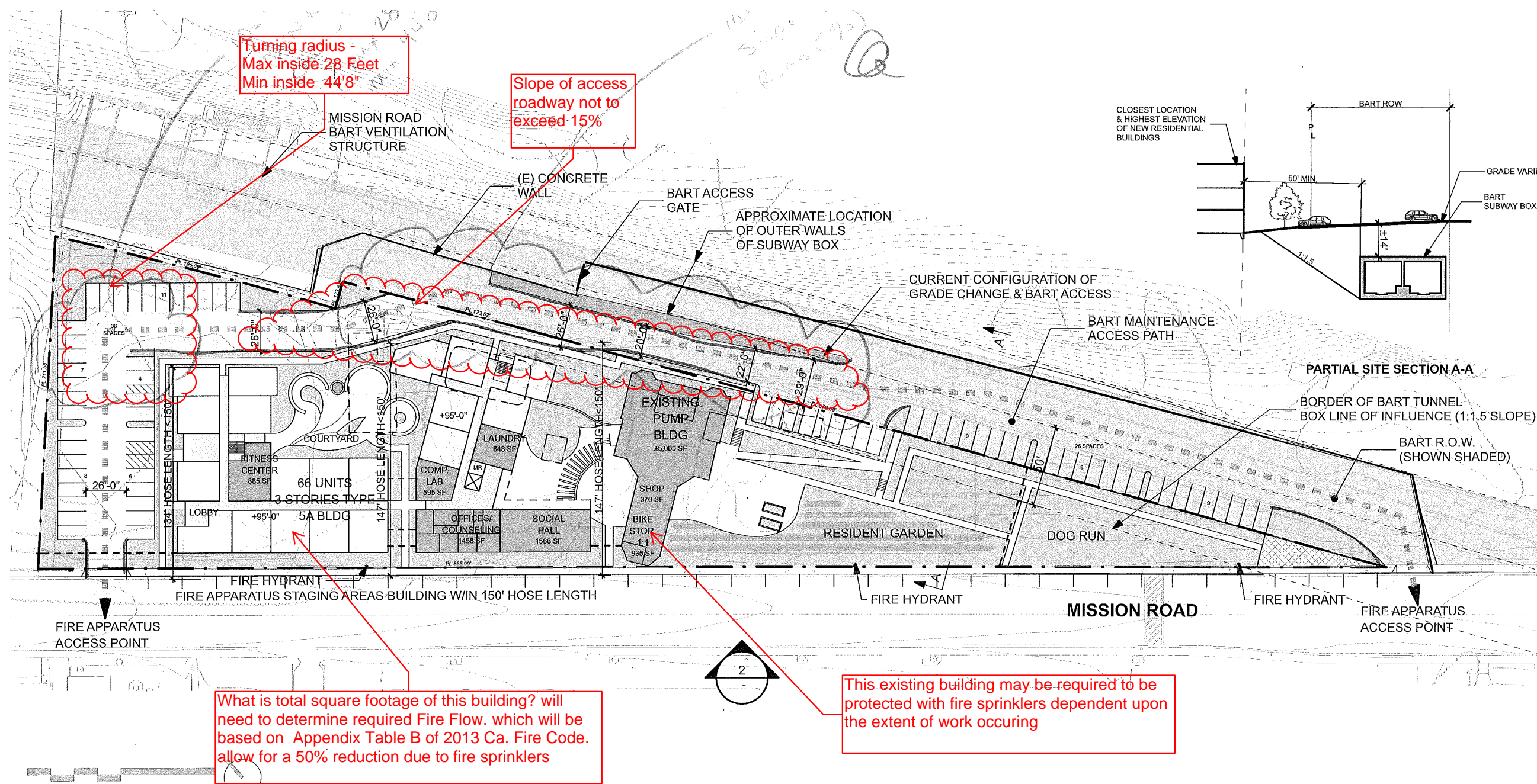
BUILDING / ZONE DESIGNATION	OCCUPANCY GROUP	BASIC ALLOW. STORIES [CBC Table 503]	SPRINKLERED ALLOWABLE STORIES [CBC Table 503, 504.2]	MAX. HEIGHT [CBC Table 503, 504.2]	PROVIDED STORIES	ACTUAL HEIGHT
RESIDENTIAL	R-2 [TYPE 5A]	3 STORIES 40'	4 STORIES	60'	3	36'-4"



1
A-1.2
GROUND FLOOR & SITE EXITING DIAGRAM

SCALE: 1" = 20'





From: Michael Laughlin [mailto:michael.laughlin@colma.ca.gov]
 Subject: RE: Colma design/code review meeting
 Date: August 25, 2015 at 1:54 PM
 To: Ben Chuaqui [mailto:ben@vmwp.com]
 Cc: Michael Kaplan [mailto:mkaplan@mercyhousing.org], Laura Shagalov [mailto:laura@vmwp.com], Mike Cully [mailto:MCully@colma.ca.gov]

Hi Ben - Michael Cully and Bill Pardini met to discuss the plan you sent. Attached please find a redline version. I think for the turning radius note, it should be minimum outside of 44'8".

Sincerely,

Michael P. Laughlin, AICP
 City Planner

From: Michael Laughlin [mailto:michael.laughlin@colma.ca.gov]
 Sent: Friday, August 14, 2015 3:54 PM
 To: Ben Chuaqui; Michael Laughlin; Mike Cully
 Cc: Michael Kaplan; Laura Shagalov
 Subject: RE: Colma design/code review meeting

Hi Ben - We will share this with Bill. Usually Michael Cully and Bill meet to discuss these projects.

Sincerely,

Michael P. Laughlin, AICP
 City Planner

From: Ben Chuaqui [mailto:ben@vmwp.com]
 Sent: Friday, August 14, 2015 3:45 PM
 To: Michael Laughlin; Mike Cully
 Cc: Michael Kaplan; Laura Shagalov
 Subject: Re: Colma design/code review meeting

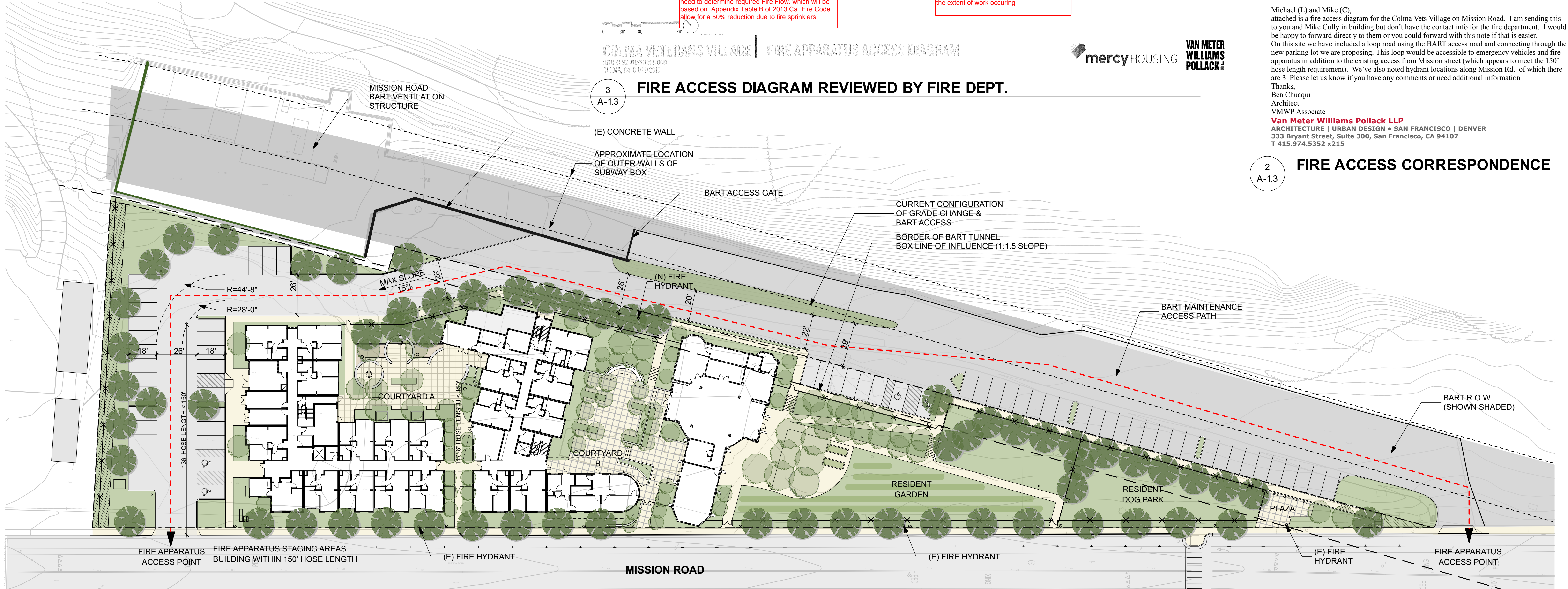
Michael (L) and Mike (C), attached is a fire access diagram for the Colma Vets Village on Mission Road. I am sending this to you and Mike Cully in building but don't have the contact info for the fire department. I would be happy to forward directly to them or you could forward with this note if that is easier. On this site we have included a loop road using the BART access road and connecting through the new parking lot we are proposing. This loop would be accessible to emergency vehicles and fire apparatus in addition to the existing access from Mission street (which appears to meet the 150' hose length requirement). We've also noted hydrant locations along Mission Rd. of which there are 3. Please let us know if you have any comments or need additional information.

Thanks,
 Ben Chuaqui
 Architect
 VMWP Associate
Van Meter Williams Pollack LLP
 ARCHITECTURE | URBAN DESIGN + SAN FRANCISCO | DENVER
 333 Bryant Street, Suite 300, San Francisco, CA 94107
 T 415.974.5352 x215

COLMA VETERANS VILLAGE | FIRE APPARATUS ACCESS DIAGRAM
 1670-1892 MISSION ROAD
 COLMA, CA 94017/2015

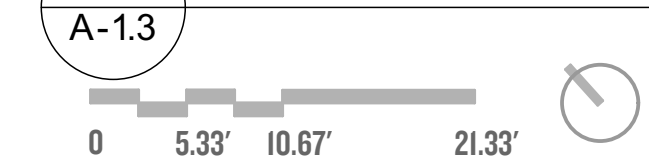


3 A-1.3 FIRE ACCESS DIAGRAM REVIEWED BY FIRE DEPT.



2 A-1.3 FIRE ACCESS CORRESPONDENCE

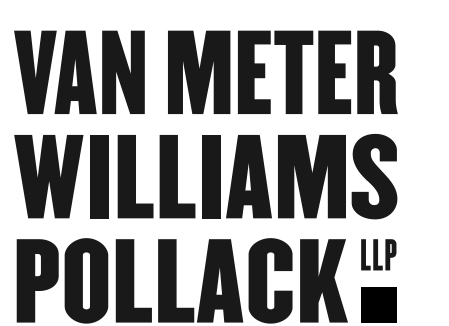
1 A-1.3 FIRE APPARATUS ACCESS DIAGRAM

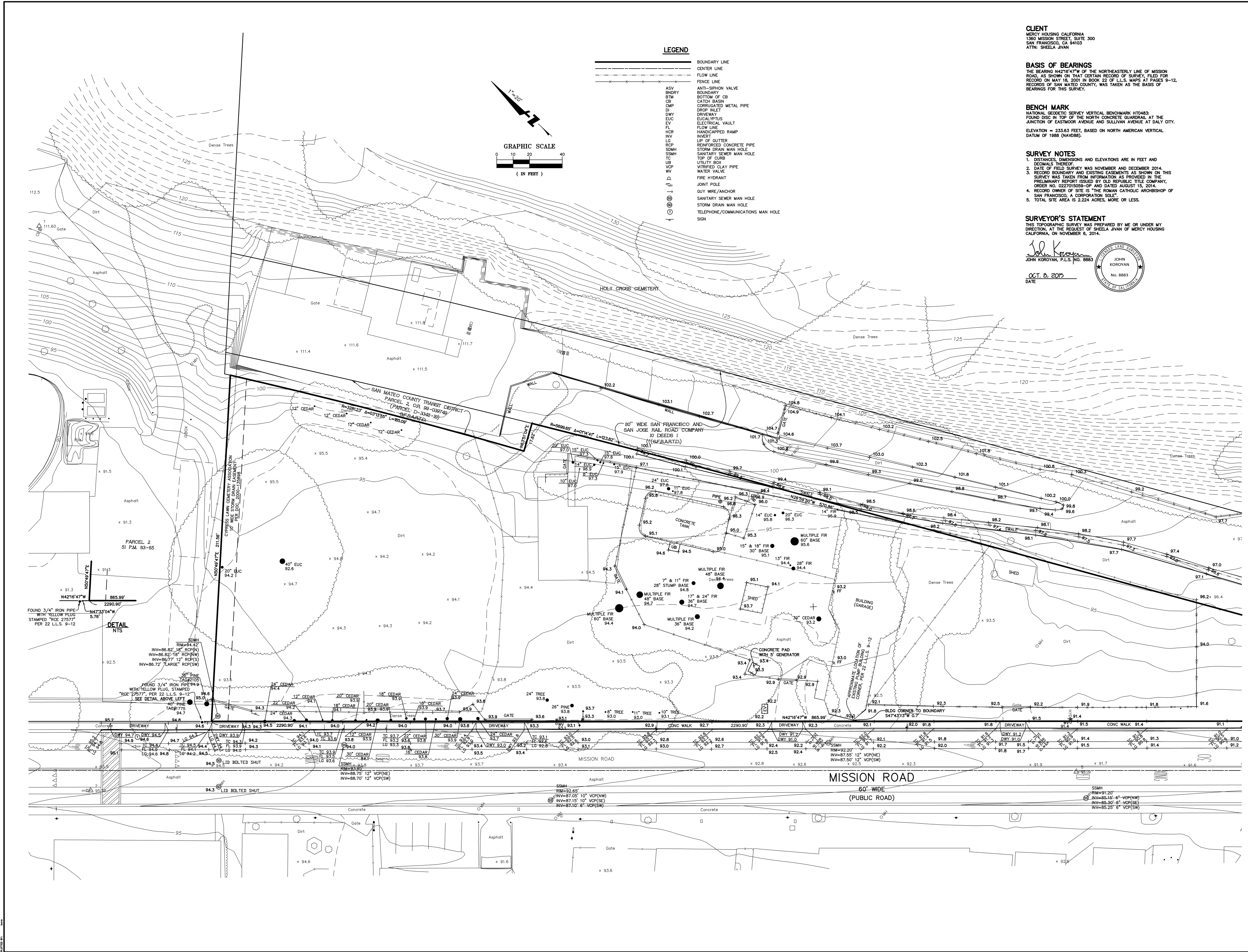


SCALE: 1" = 30'

VETERANS VILLAGE | A-1.3 FIRE APPARATUS ACCESS DIAGRAM

COLMA, CA | 10/17/16 | MERCY HOUSING | #1502





CLIENT
1500 MISSION ROAD
146156 (1) (2)
ATtn: SHEILA ZAWA

BASIS OF BEARINGS
THE BEARING MEASUREMENTS OF THE INSTRUMENTS OF MESSON ROAD, AS SHOWN ON THIS SECTION BEARING RECORD, IS TO THE RECORDS OF SAN MATEO COUNTY, WAS TAKEN AS THE BASIS OF BEARINGS FOR THE SURVEY.

BENCH MARK
STATIONED TO THE 4TH NORTH CORNER QUASONS AT THE JUNCTION OF EASTWOOD AVENUE AND GLENN AVENUE AT SALT CITY.
ELEVATION = 93.88 FEET BASED ON NORTH AMERICAN VERTICAL DATUM OF 1928 (NAD83).

SURVEY NOTES
1. DISTANCES, DIMENSIONS AND ELEVATIONS ARE IN FEET AND DECIMAL FRACTIONS.
2. ELEVATIONS SHOWN ARE HIGHERS AND PROBERS ONLY.
3. ELEVATIONS SHOWN ARE PROBERS ONLY FOR THIS SURVEY AND NOT FOR INFORMATION TO BE USED FOR THE DESIGN OF ANY STRUCTURE OR FOR THE CONSTRUCTION OF ANY ROAD OR RAILROAD OR FOR ANY OTHER PURPOSE.
4. THE SURVEYOR'S PROFESSIONAL SEAL IS THE BASIS OF THE SURVEY.
5. TOTAL SEE AREA IS LESS THAN ONE HUNDRED PERCENT.

SURVEYOR'S STATEMENT
I, the undersigned, being a duly licensed Professional Engineer in the State of California, do hereby certify that I am the author of the foregoing Survey, and that I am a duly Licensed Professional Engineer in the State of California, No. 5883.
John L. K...
OCT. 6, 2015
DATE

© BKF ENGINEERS

1500 TECHNOLOGY DRIVE
SAN JOSE, CA 95131
TEL: 415-493-1111
FAX: 415-493-1119

BKF
ENGINEERS SURVEYORS PLANNERS

CALIFORNIA
TOPOGRAPHIC SURVEY
1500 MISSION ROAD, COLMA, CA 94014
SAN MATEO COUNTY

Sheet No.:	1
Scale:	1" = 20'
Project No.:	1500-01
Drawing No.:	146156
Page No.:	1 of 2

1500 TECHNOLOGY DRIVE
SAN JOSE, CA 95128
408-437-1919
408-437-1919 (FAX)

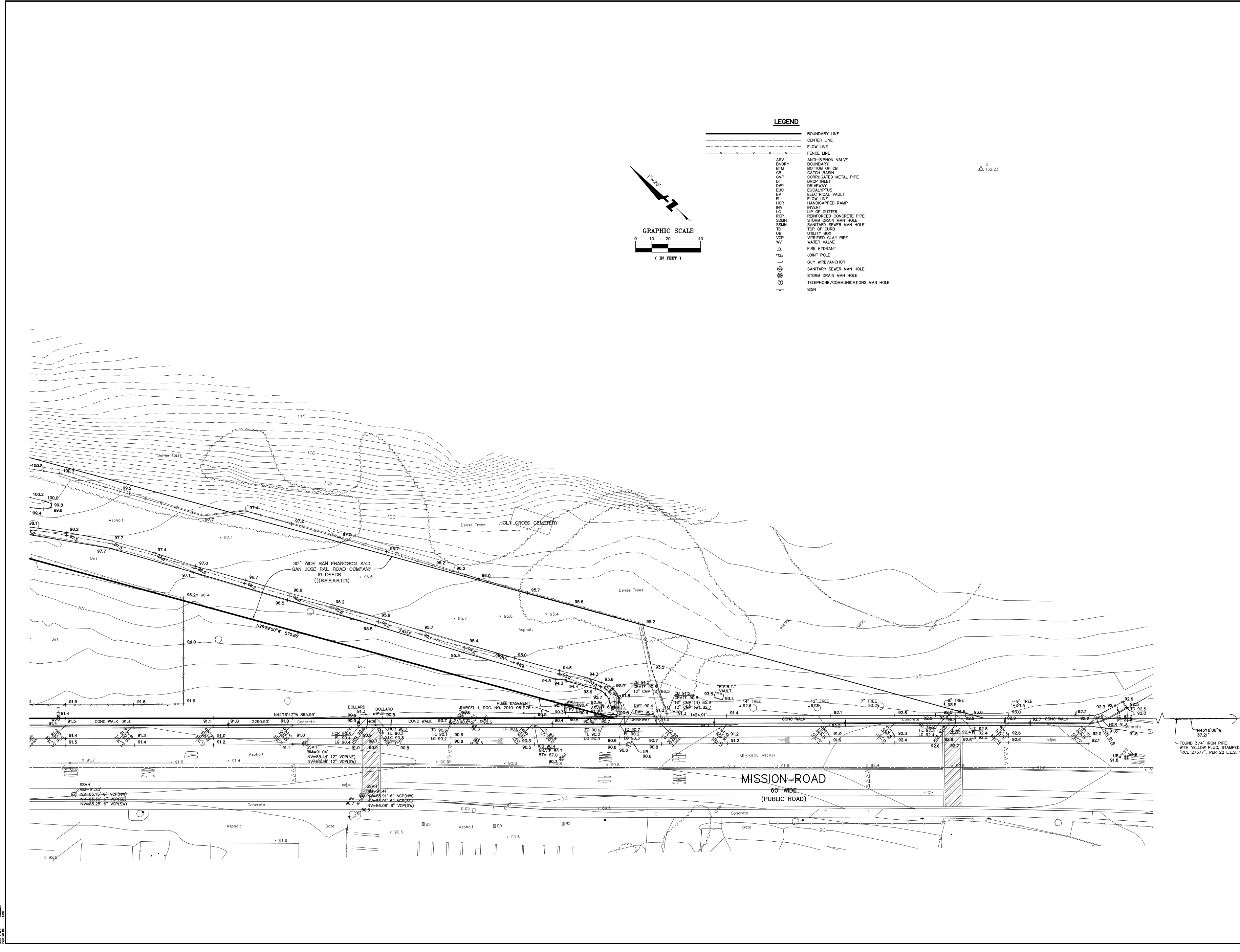


ENGINEERS / SURVEYORS / PLANNERS
CALIFORNIA

TOPOGRAPHIC SURVEY
1500 MISSION ROAD, COLMA, CA 94014

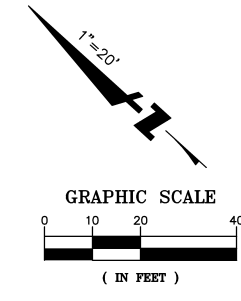
SAN MATEO COUNTY
COLMA

Date	10-04-2018	No.	
Scale	1" = 20'		
Drawn by	JK	Checked by	JK
Project No.	146156	Sheet No.	2
Job No.	146156	Sheet No.	2



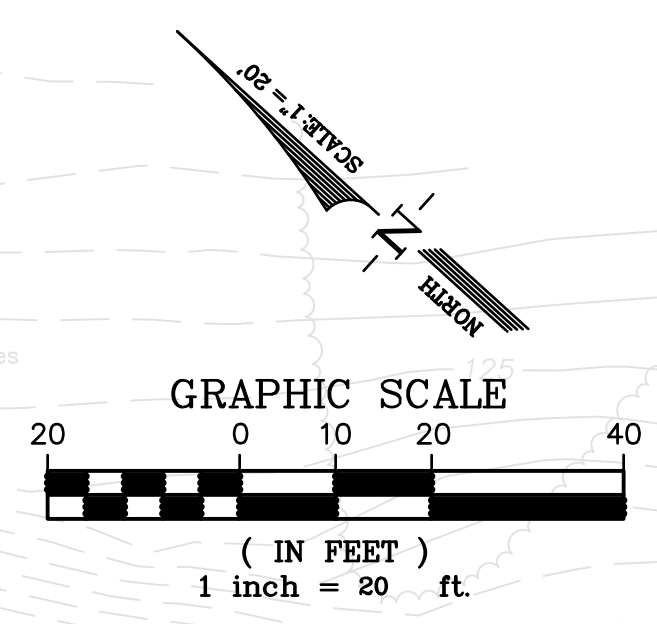
LEGEND

- BOUNDARY LINE
- CENTER LINE
- FLOW LINE
- FENCE LINE
- ADV. ANTI-SIPHON VALVE
- BRDFY BOUNDARY
- BY BOUNDARY ON
- CA STATION BOUNDARY
- CM CORRUGATED METAL PIPE
- CP CONC. PIPE
- CV CONCRETE VALVE
- EW ELECTRICAL W/OUT
- FL FLOW LINE
- FM FLOW METER
- GW GROUND WATER
- HP HYDRO-PNEUMATIC TANK
- IP IMPERMEABLE PIPE
- ISF IMPERMEABLE FLEXIBLE PIPE
- SMH STORM SEWER MAN HOLE
- SM SANITARY SEWER MAN HOLE
- TOP OF CURB
- UP UTILITY PIPE
- VP VENTED CLAY PIPE
- WV WATER VALVE
- FW FIRE HYDRANT
- JOINT PIPE
- SWY SWY BRANCHING
- SANITARY SEWER MAN HOLE
- STORM SEWER MAN HOLE
- TELEPHONE/COMMUNICATIONS MAN HOLE
- SON

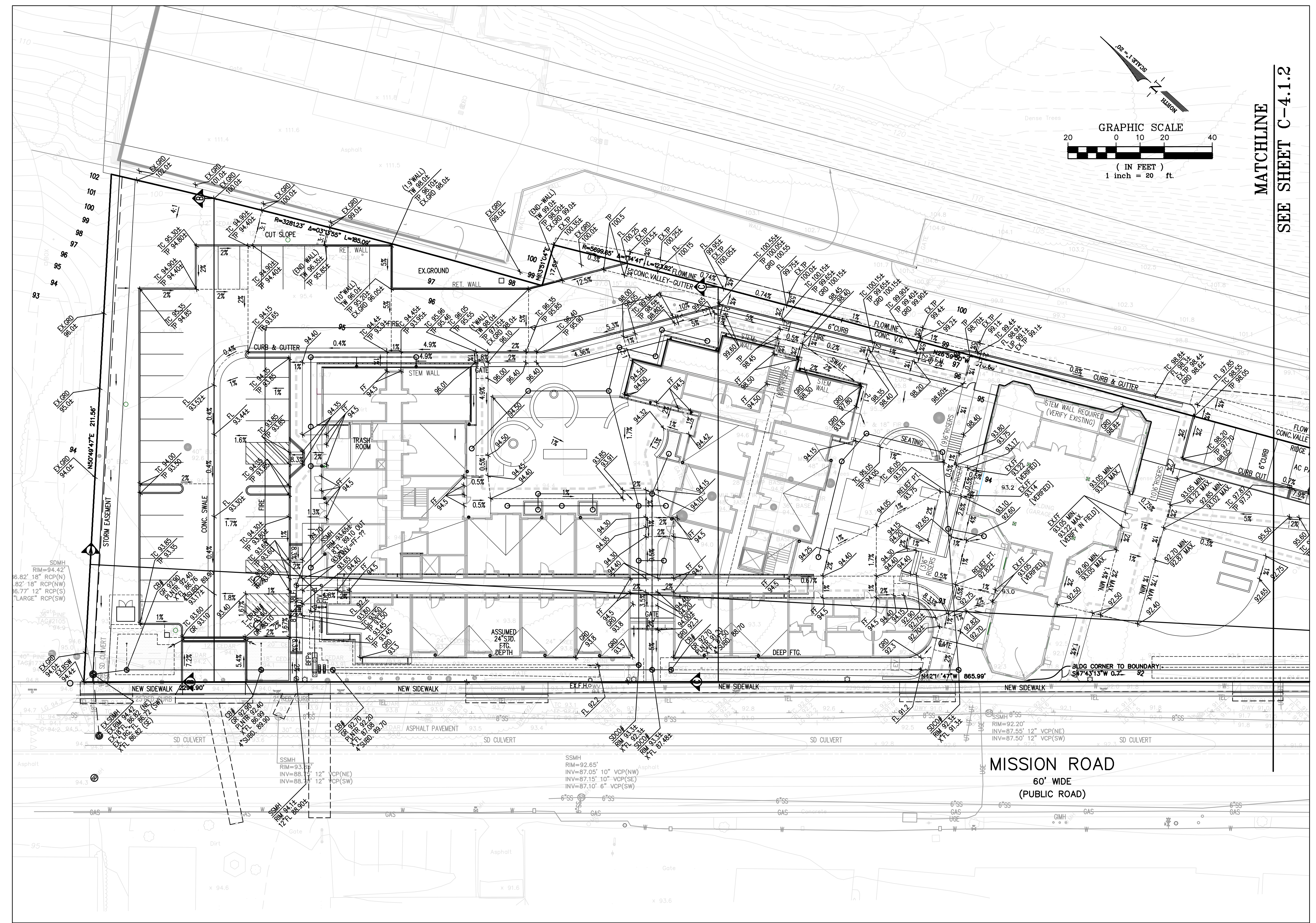


3
102.27

EARTHWORK NOTES:
 EARTHWORK VALUES PROVIDED ARE PRELIMINARY ONLY.
 CONTRACTOR SHALL DEVELOPER INDEPENDENT ANALYSIS
 PRIOR TO BIDDING ON PROJECT.
 GROSS CUT: 3,253-CY
 GROSS FILL: 717-CY
 NET CUT: 2,536-CY



MATCHLINE
SEE SHEET C-4.1.2

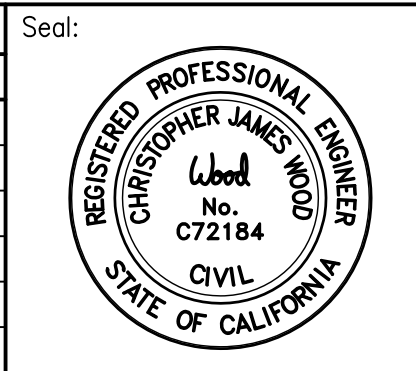


XREF: TOPO, BDRY, SITE
SNAP SHOT: _GP-ELEV

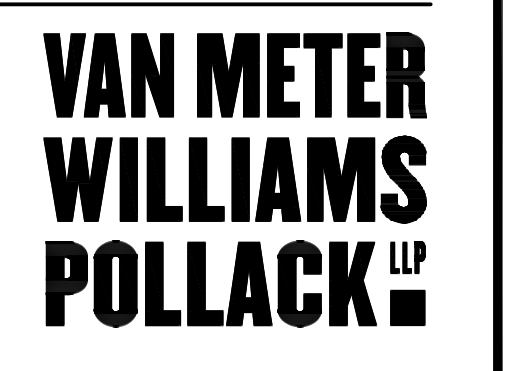
VETERANS VILLAGE

COLMA, CA | 10/19/16 | MERCY HOUSING | #1502

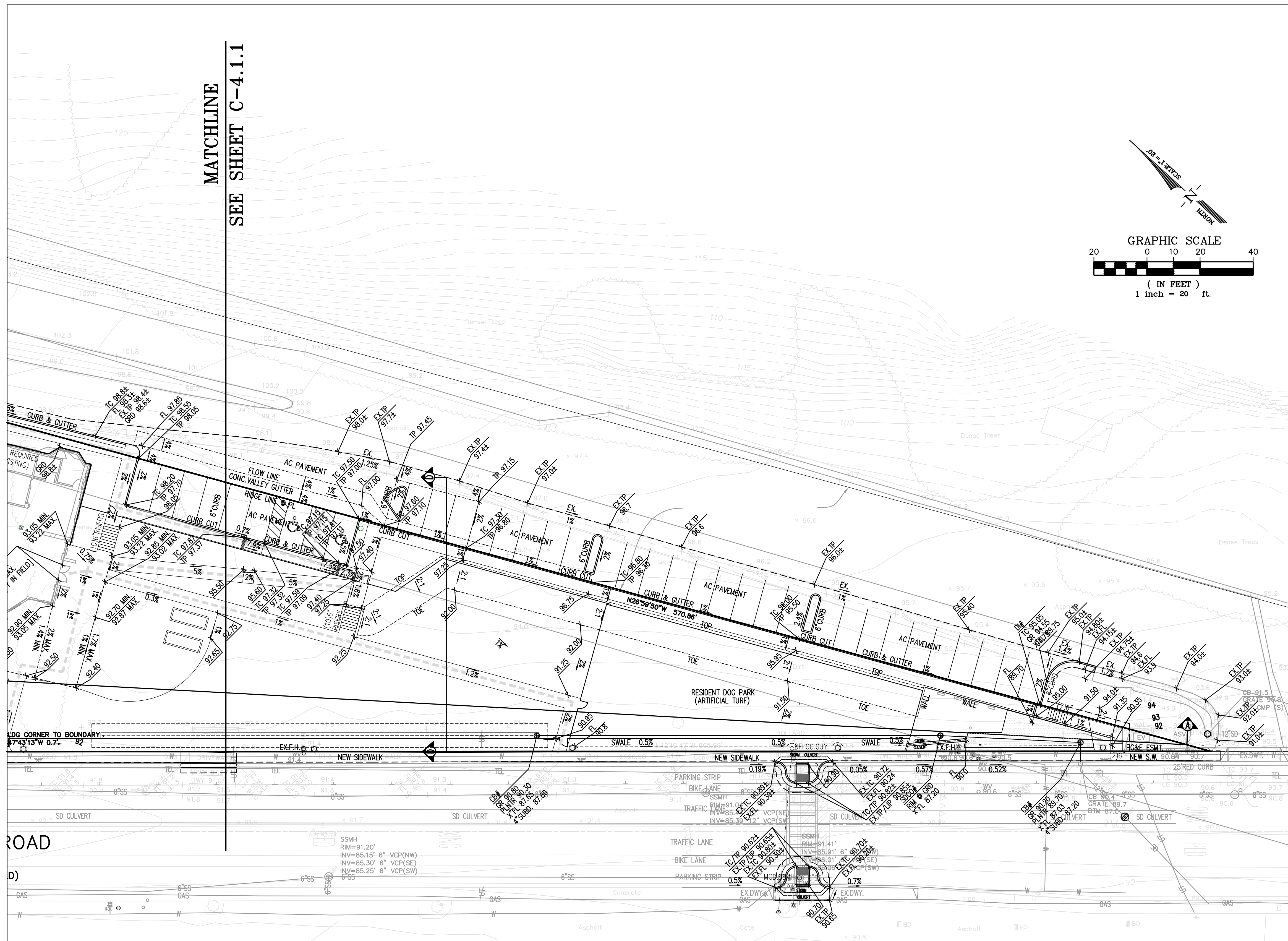
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PRLIMINARY GRADING PLAN: ELEVATION	C-4.1.1	OCTOBER, 2016	NO. DATE DESCRIPTION
		Scale: 1" = 20'	
		Drawn By: D.A.D.	
		Checked By: C.W.	
		Job No.: 15114A10	
		Dwg. No.: MASTER-15114A10	
		Plot Date: 10/18/2016	



Luk and Associates
 Civil Engineering
 Land Planning
 Land Surveying
 738 Alfred Nobel Drive
 Hercules, CA 94547
 Phone (510) 724-3388



SNAP SHOT: _GP-ELEV XREF: TOPO, BDRY, SITE



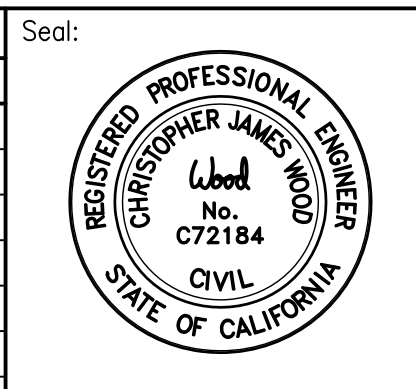
VETERANS VILLAGE

COLMA, CA | 10/19/16 | MERCY HOUSING | #1502

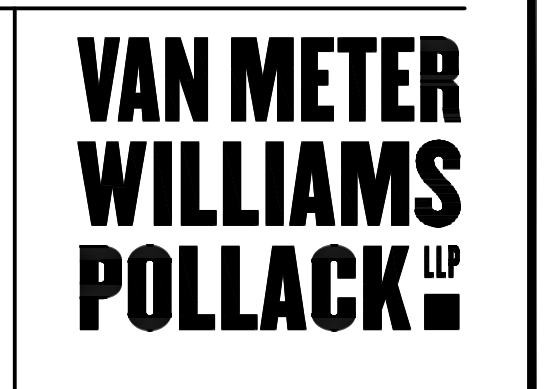
Title: **PRLIMINARY GRADING PLAN: ELEVATION**

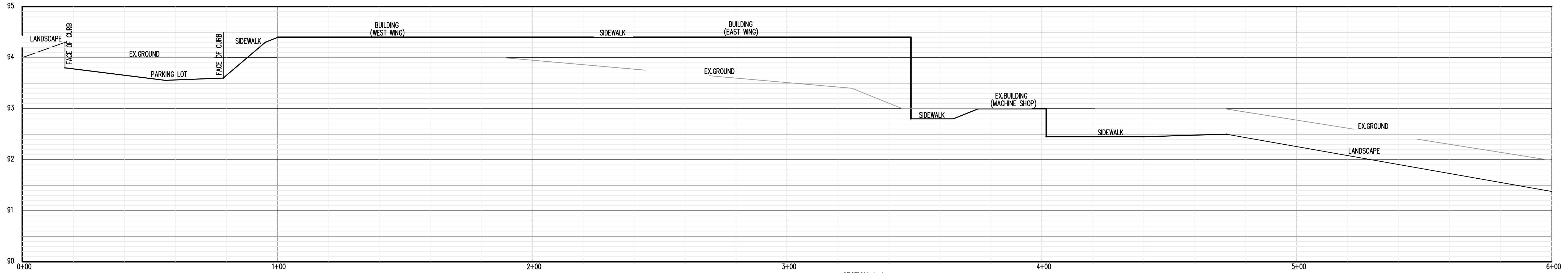
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Date: OCTOBER, 2016	ISSUES:	
Scale: 1" = 20'	NO.	DESCRIPTION
Drawn By: D.A.D.		
Checked By: C.W.		
Job No.: 15114A10		
Dwg. No.: MASTER-15114A10		
Plot Date: 10/18/2016		

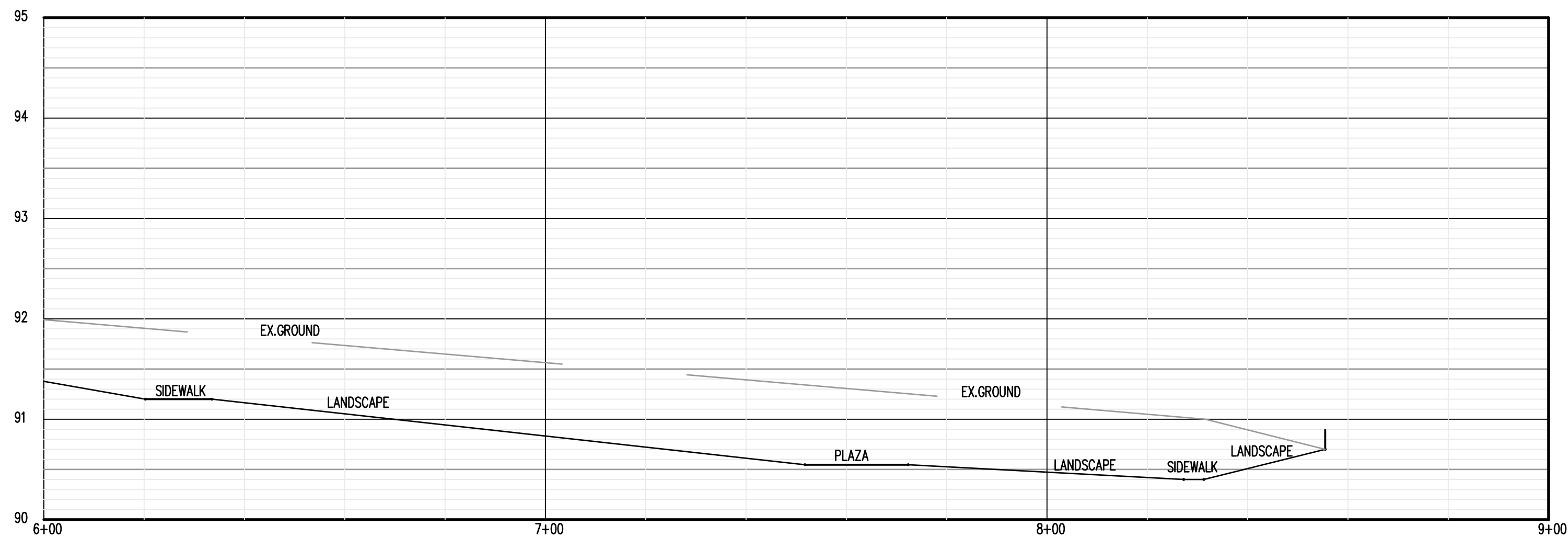


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 Hercules, CA 94547
 Phone (510) 724-3388

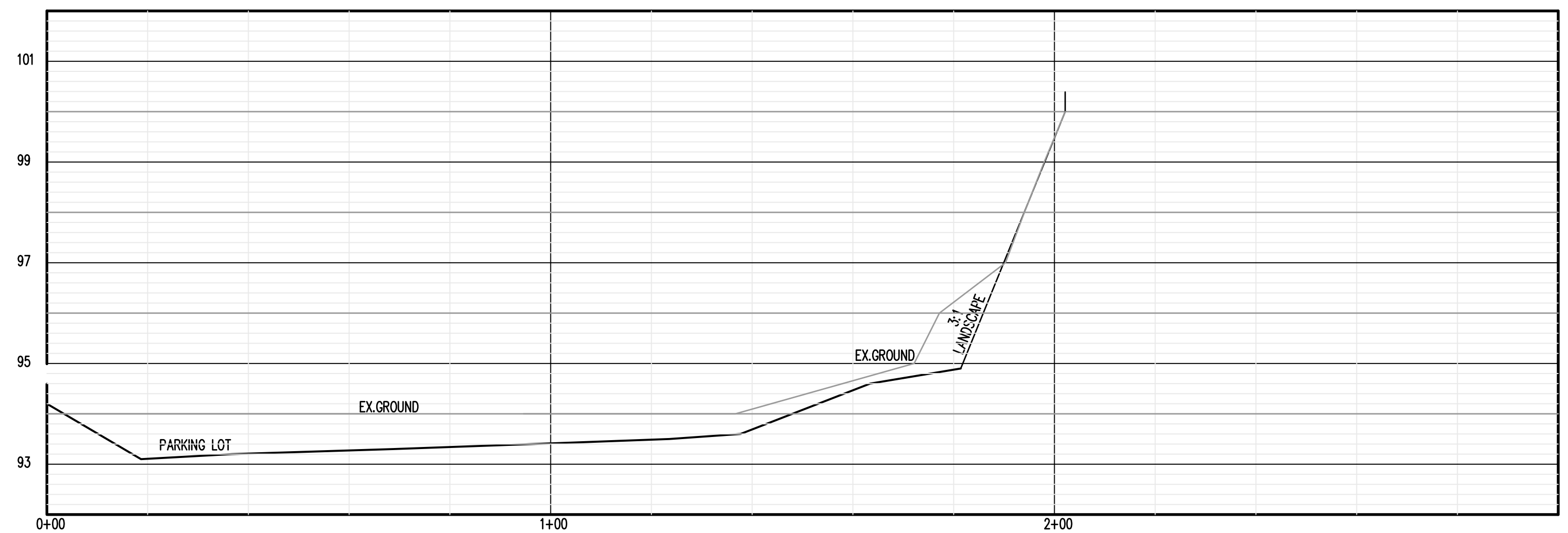




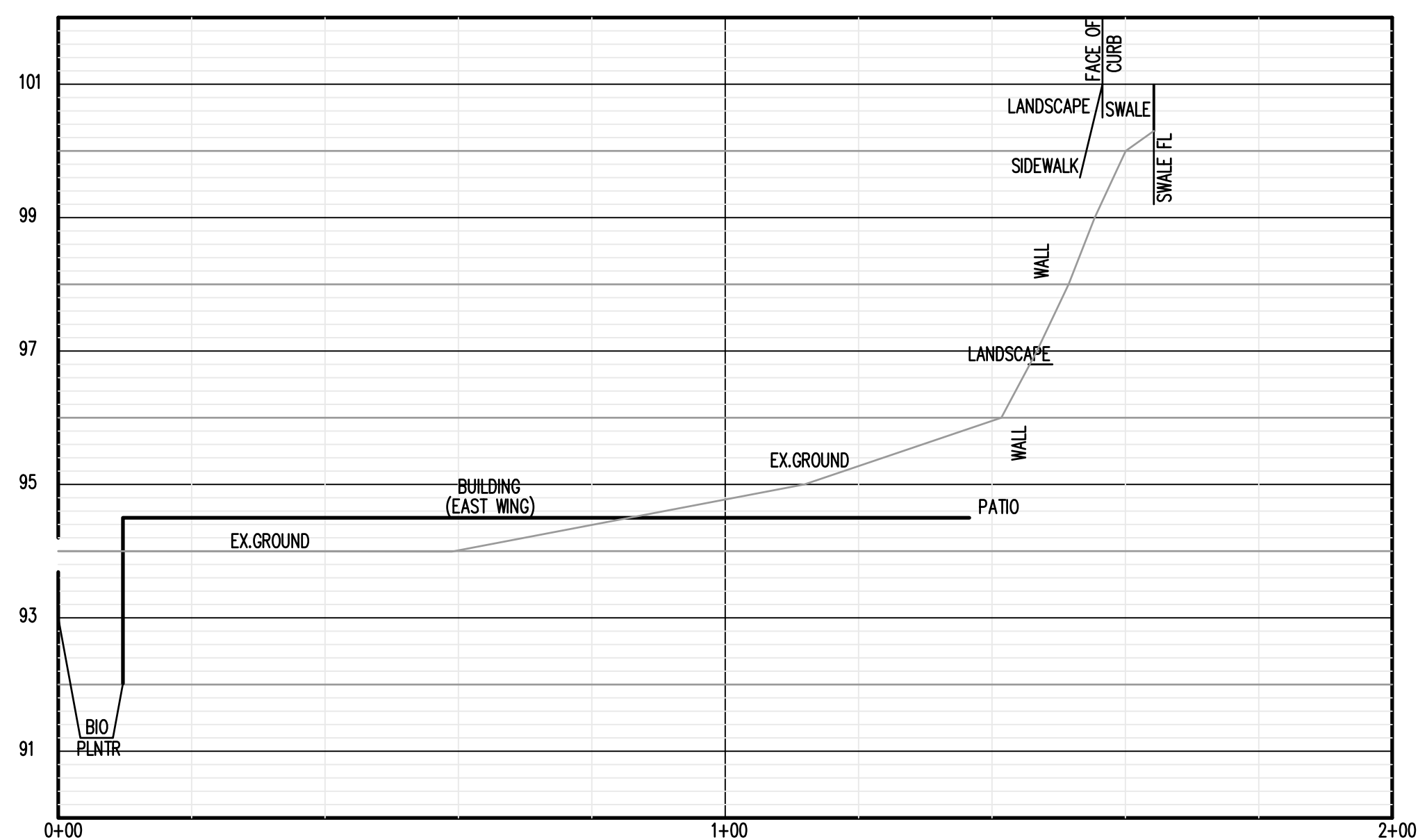
SECTION A-A
SCALE: 1" = 20' H
1" = 1' V



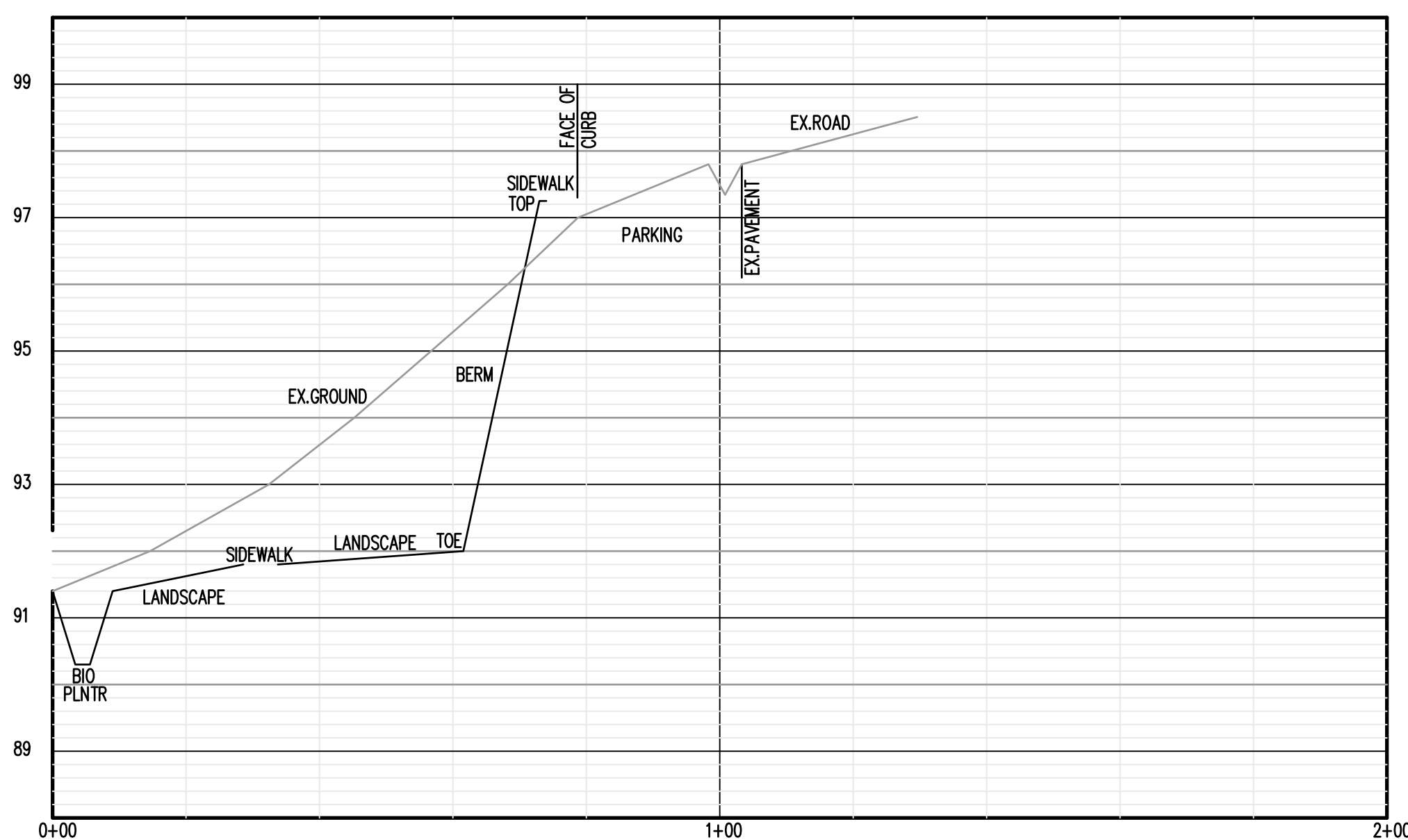
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SCALE: 1" = 20' H
1" = 1' V



SECTION B-B
SCALE: 1" = 20' H
1" = 2' V



SECTION C-C
SCALE: 1" = 20' H
1" = 2' V



SECTION D-D
SCALE: 1" = 20' H
1" = 2' V

XREF: TOPO, BDRY, SITE

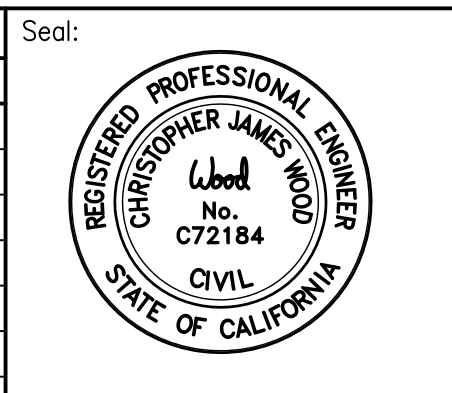
VETERANS VILLAGE

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Title: **PRILIMINARY GRADING PLAN: SECTIONS**

Sheet No.: **C-4.1.3**

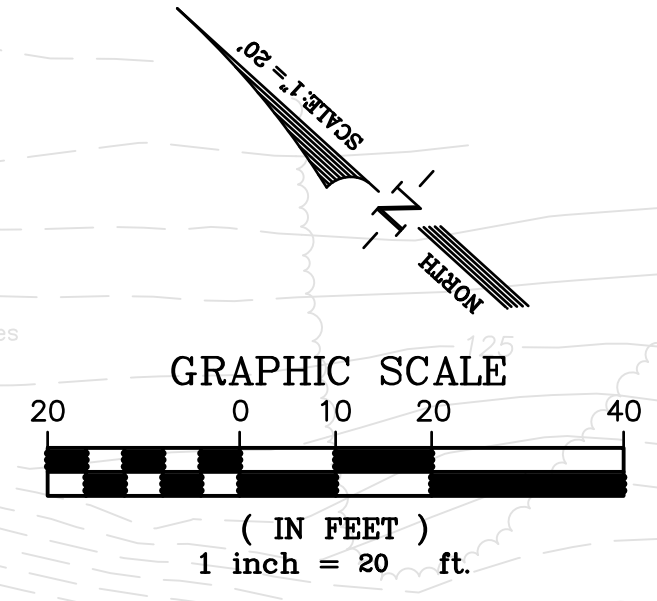
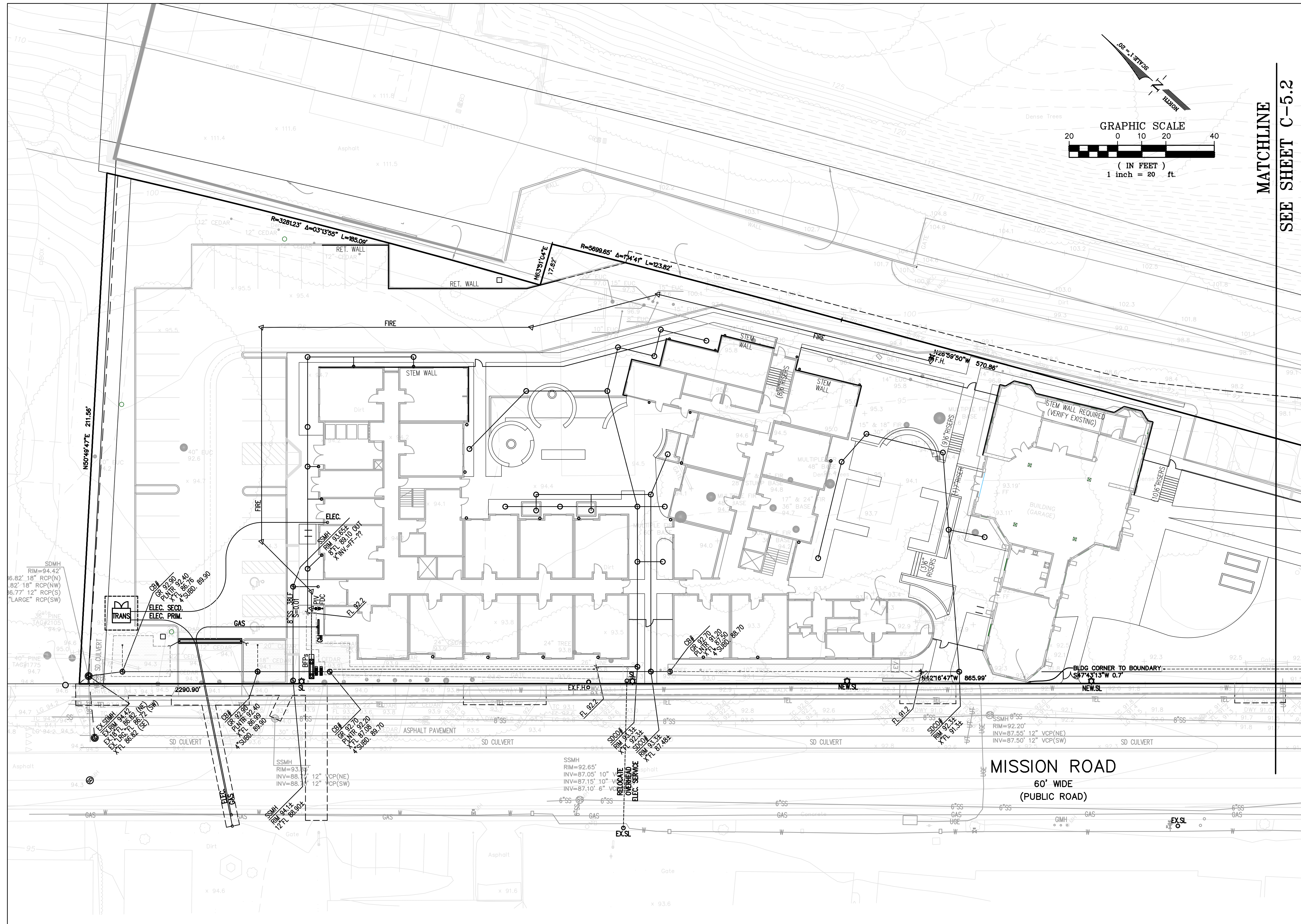
Date: OCTOBER, 2016	ISSUES:	
Scale: 1" = 20'	NO.	DATE
Drawn By: D.A.D.		DESCRIPTION
Checked By: C.W.		
Job No.: 15114A10		
Dwg. No.: MASTER-15114A10		
Plot Date: 10/18/2016		



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SNAP SHOT: _UT XREF: TOPO, BDRY, SITE



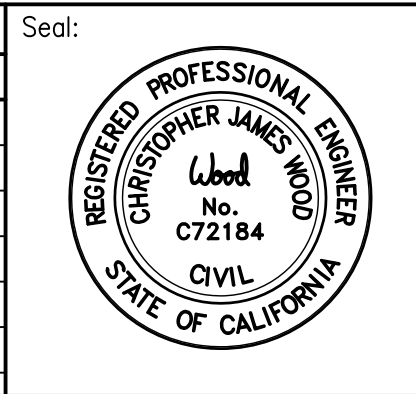
MATCHLINE
SEE SHEET C-5.2

VETERANS VILLAGE

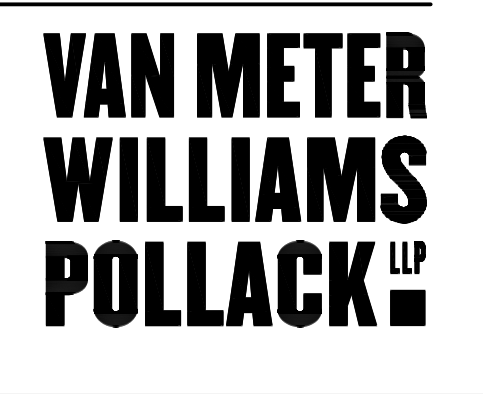
COLMA, CA | 10/19/16 | MERCY HOUSING | #1502

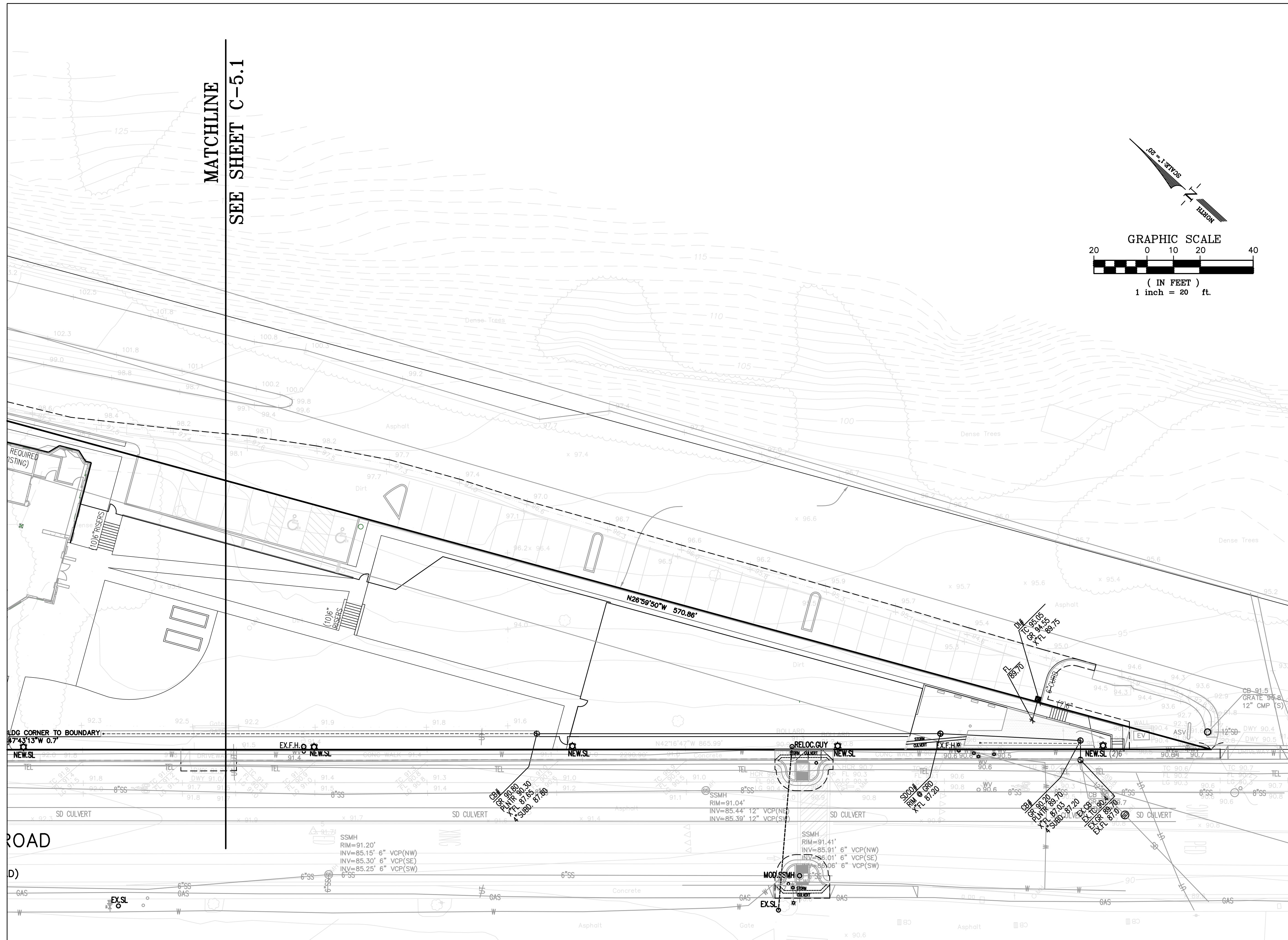
Title:	PRLIMINARY UTILITY PLAN:
Sheet No.:	C-5.1

Date:	OCTOBER, 2016
Scale:	1" = 20'
Drawn By:	D.A.D.
Checked By:	C.W.
Job No.:	15114A10
Dwg. No.:	MASTER-15114A10
Plot Date:	10/18/2016



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SMAP SHOT: _UT XREF: TOPO, BDRY, SITE

VETERANS VILLAGE

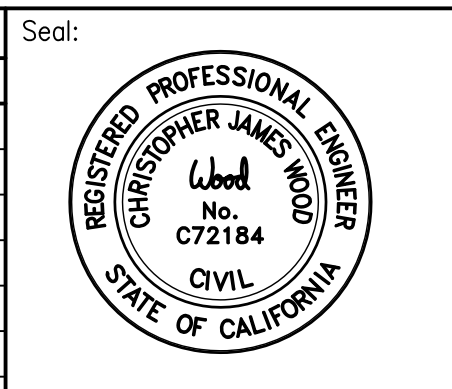
COLMA, CA | 10/19/16 | MERCY HOUSING | #1502

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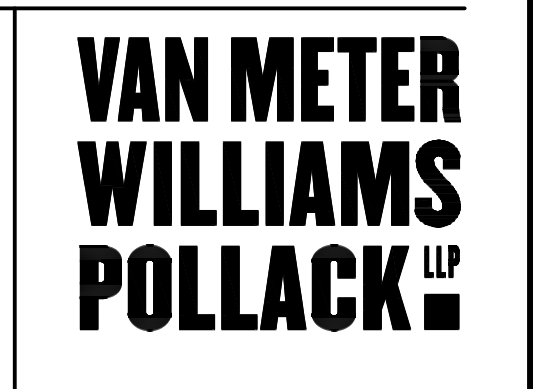
Sheet No.: **C-5.2**

ISSUES:	
NO.	DESCRIPTION

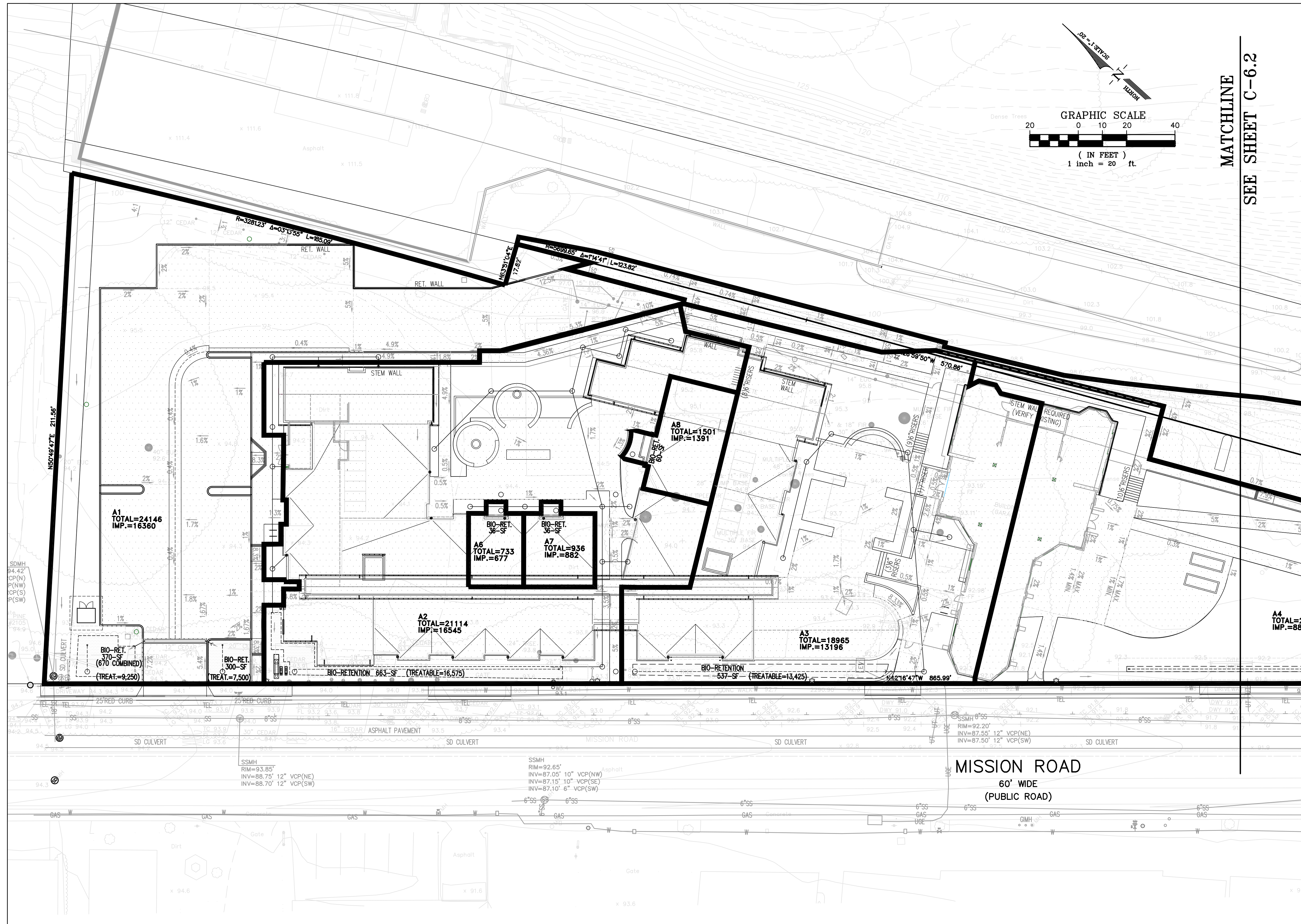
Date: OCTOBER, 2016
 Scale: 1" = 20'
 Drawn By: D.A.D.
 Checked By: C.W.
 Job No.: 15114A10
 Dwg. No.: MASTER-15114A10
 Plot Date: 10/18/2016



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XREF: TOPO, BDRY, SITE



MATCHLINE
SEE SHEET C-6.2

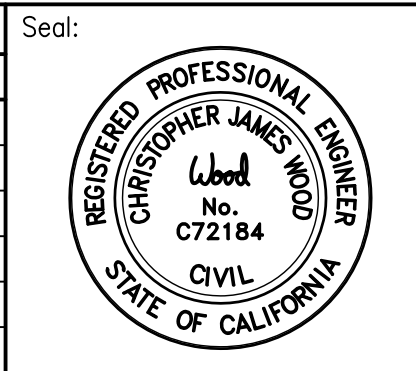
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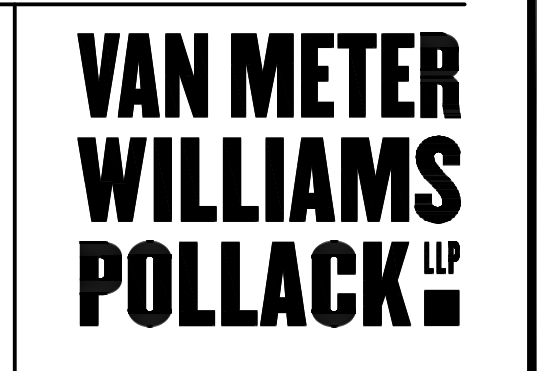
Title: **PRILIMINARY STORMWATER TREATMENT PLAN:**

Sheet No.: **C-6.1**

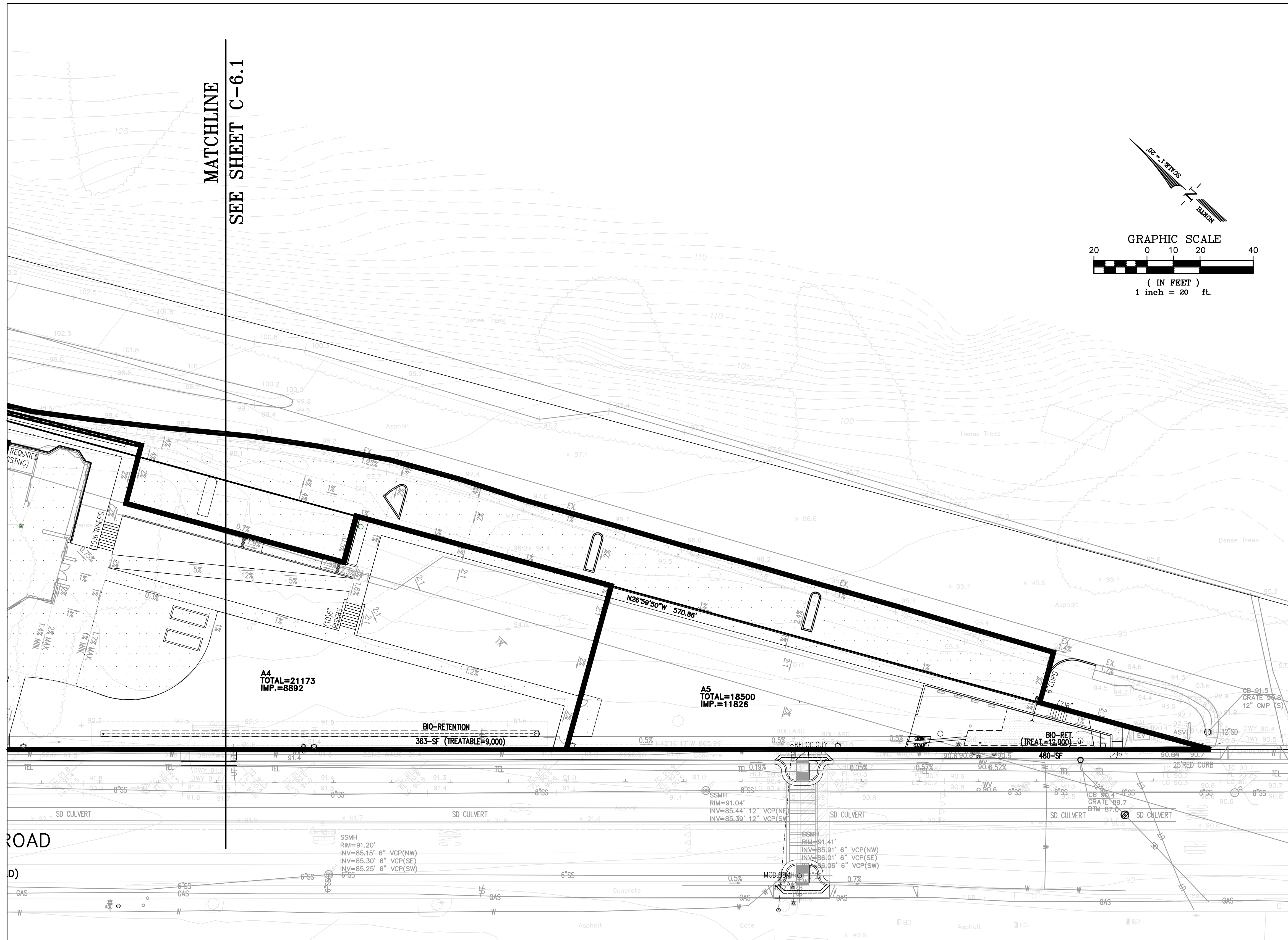
ISSUES:		
NO.	DATE	DESCRIPTION



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SNAP SHOT: _C3



STORM TREATMENT DESIGN (PER SAN MATEO COUNTY)

AREA NAME	TREATMENT TYPE	SIZING FACTOR	SURFACE AREAS (S.F.)	RUNOFF SURFACE TYPE	MIN. SIZE (S.F.)	PLANNED SIZE (S.F.)
A1	BIO-RETENTION PLANTER	0.04	7379	PERVIOUS	641	723
			16028	IMPERVIOUS		
A2	BIO-RETENTION PLANTER	0.04	5580	PERVIOUS	775	788
			19374	IMPERVIOUS		
A3	BIO-RETENTION PLANTER	0.04	5455	PERVIOUS	542	555
			13551	IMPERVIOUS		
A4	BIO-RETENTION PLANTER	0.04	12281	PERVIOUS	356	363
			8892	IMPERVIOUS		
A5	BIO-RETENTION PLANTER	0.04	6636	PERVIOUS	401	460
			10032	IMPERVIOUS		

TOTAL	37,331	PERVIOUS
	67,877	IMPERVIOUS
105,208		COMBINED* (SITE AREA)

* (97,272 ONSITE & 7,936 OFFSITE)

XREF: TOPO, BDRY, SITE

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Title: **PRILIMINARY STORMWATER TREATMENT PLAN:**

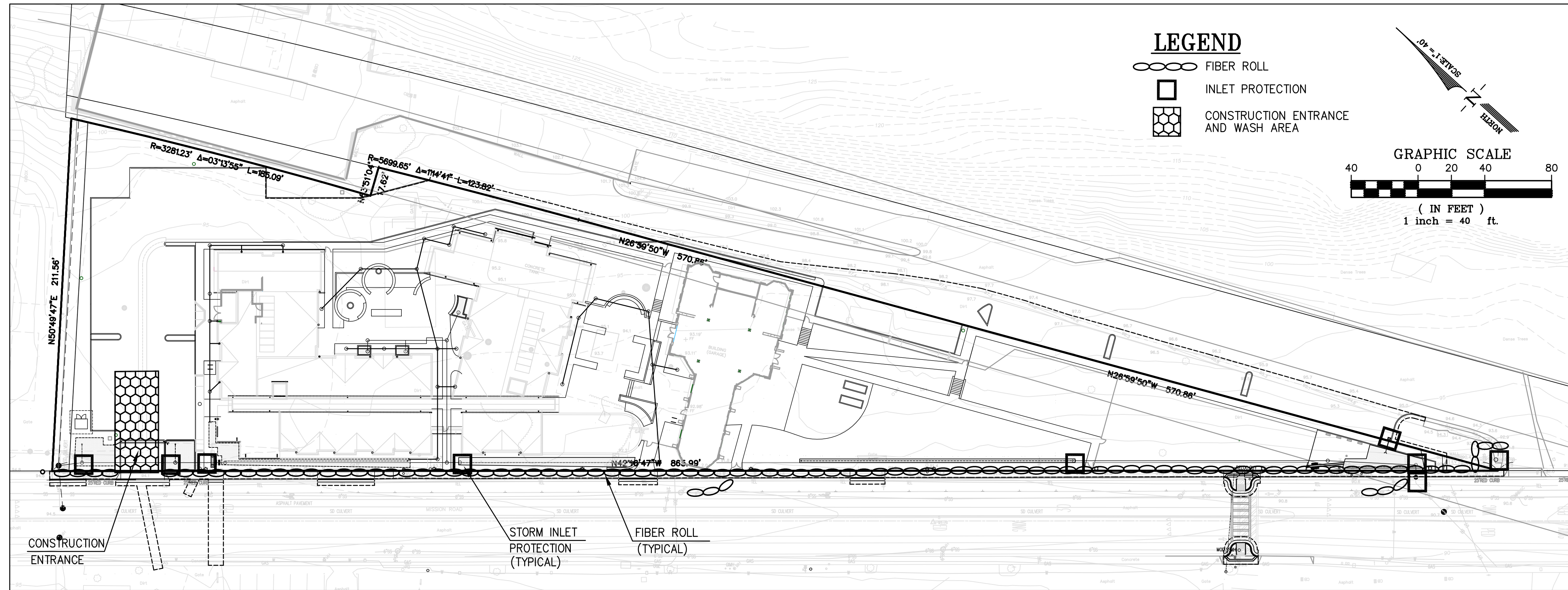
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ISSUES:	
NO.	DATE DESCRIPTION



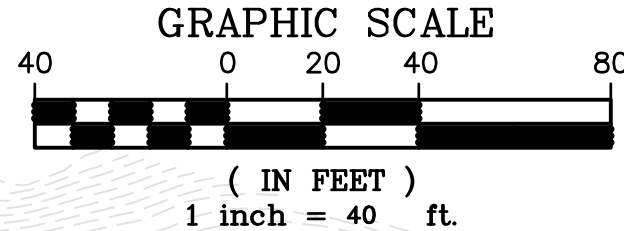
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LEGEND

- FIBER ROLL
- INLET PROTECTION
- CONSTRUCTION ENTRANCE AND WASH AREA



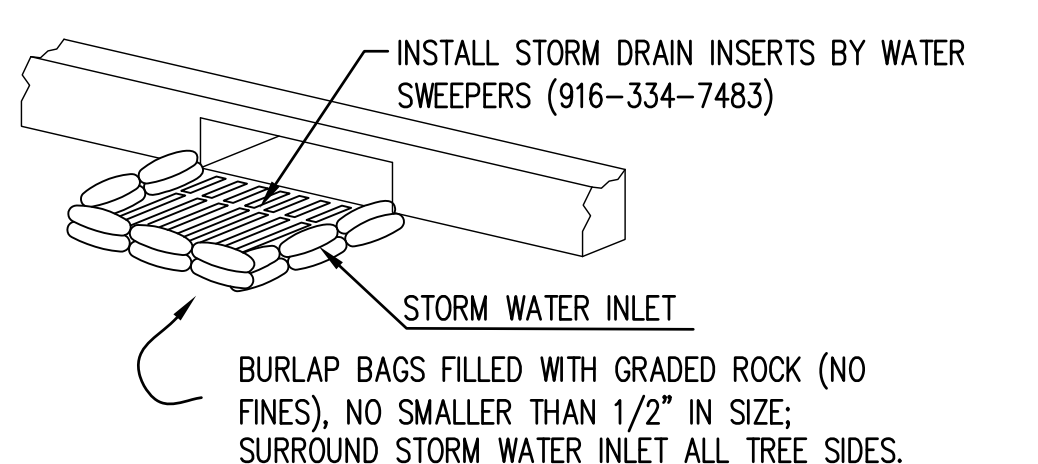
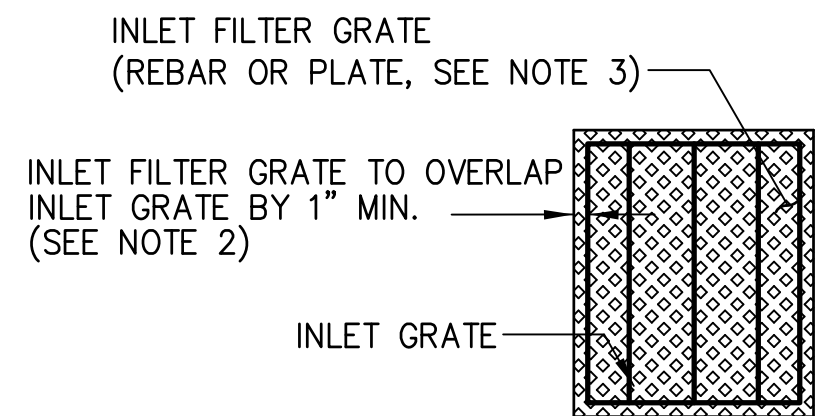
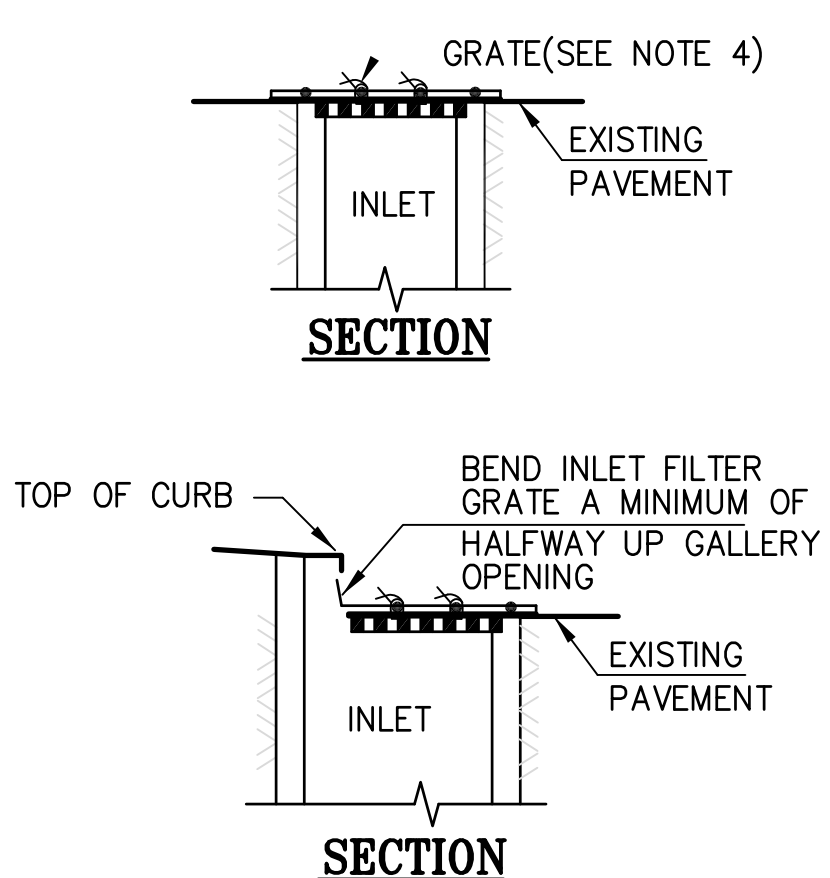
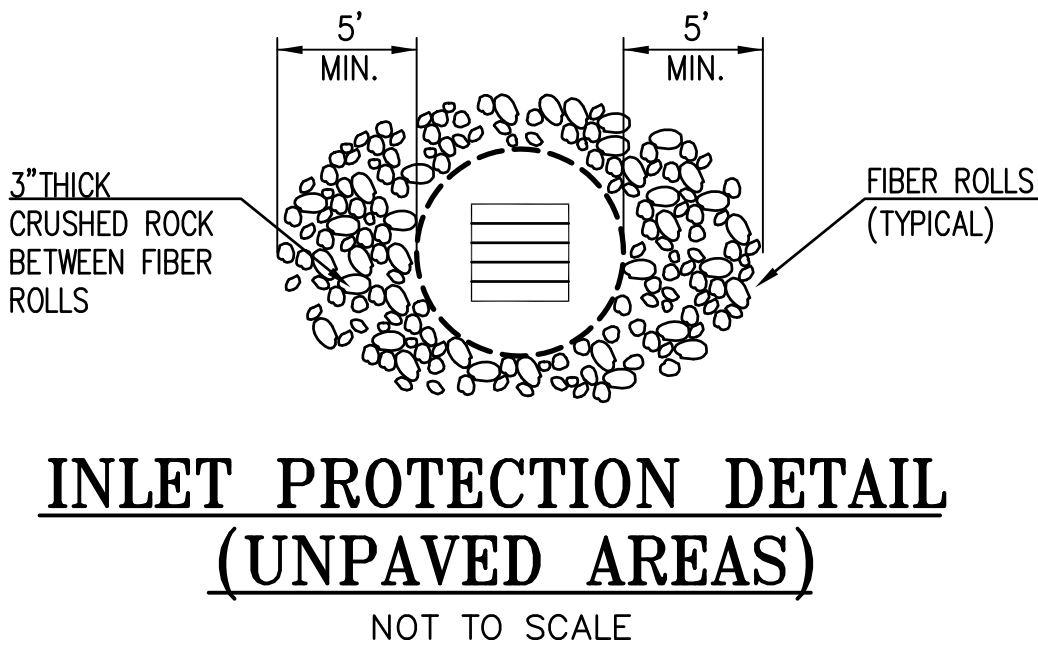
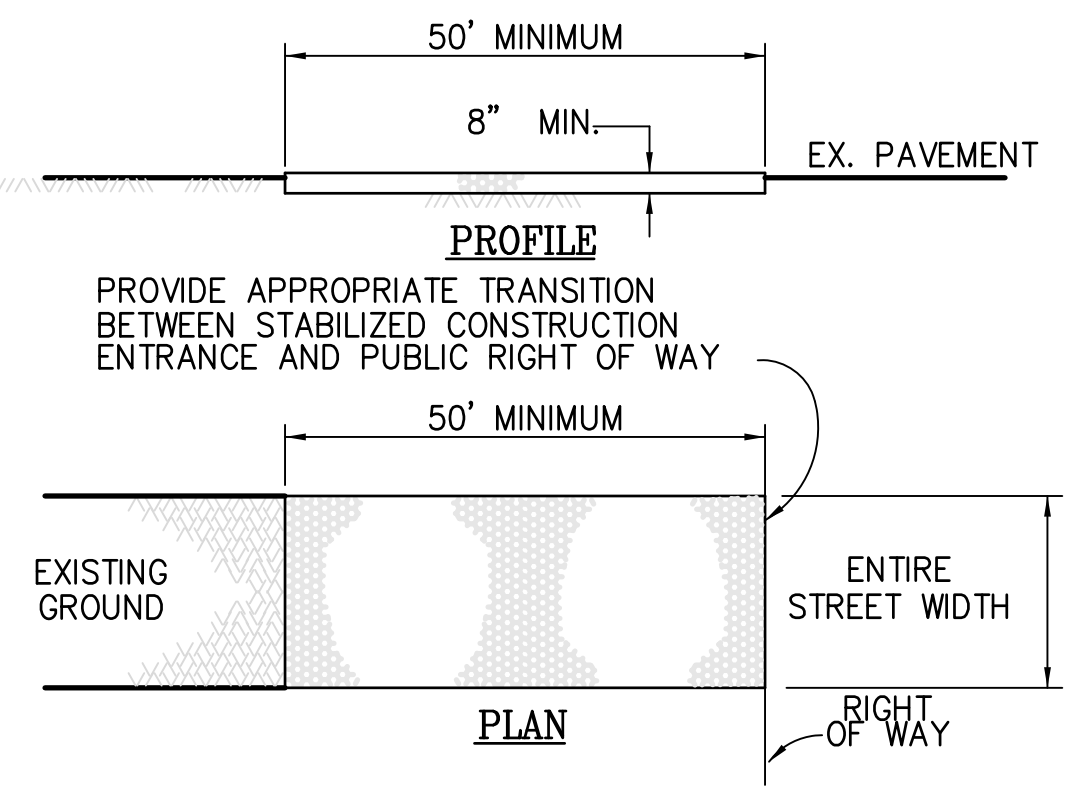
EROSION CONTROL NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR ALL ASPECTS OF "EROSION CONTROL" AND SHALL INSTALL AND MAINTAIN ANY DEVICES AND MEASURES NECESSARY TO THE SATISFACTION OF THE CITY ENGINEER, DURING THE ENTIRE CONSTRUCTION PERIOD.
2. TO MINIMIZE EROSION OF GRADED BANKS, ALL GRADED BANKS SHALL BE HYDROSEED, LANDSCAPED OR SEALED BEFORE OCTOBER 1. ANY CONCRETE LINED "V" DITCHES DESIGNED TO PROTECT THE BANKS SHALL BE CONSTRUCTED WHEN THE GRADING OF THE BANKS IS COMPLETED. IF THE PERMANENT STORM DRAIN SYSTEM IS NOT CONSTRUCTED TO ACCEPT DISCHARGE FROM THESE DITCHES BY OCTOBER 1, TEMPORARY DITCHES SHALL BE CONSTRUCTED TO CONTAIN THE STROM WATER AND DIRECT IT, IN A MANNER THAT AVOIDS EROSION OF THE BANKS, TO THE EROSION AND SEDIMENT CONTROL FACILITIES.
3. THE CONTRACTOR SHALL PLACE COARSE DRAIN ROCK AS A GRAVEL ROADWAY (8" MIN. THICK FOR THE FULL WIDTH AND 50' LONG) AT EACH ENTRANCE TO THE SITE (SEE DETAIL ON THIS SHEET). ANY MUD THAT IS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED THAT SAME DAY AND AS REQUIRED BY THE CITY INSPECTOR.
4. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED AND CHANGES TO THIS EROSION AND SEDIMENT CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS ONLY WITH THE APPROVAL OF OR AT THE DIRECTION OF THE DIRECTOR OF PUBLIC WORKS.
5. DURING THE ENTIRE CONSTRUCTION PERIOD, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED TO MINIMIZE SEDIMENT-LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEM.
6. THIS PLAN COVERS ONLY THE FIRST WINTER FOLLOWING GRADING. PLANS ARE TO BE RE-SUBMITTED FOR CITY APPROVAL PRIOR TO THE SEPTEMBER 1 OF EACH SUBSEQUENT YEAR UNTIL THE SITE IMPROVEMENTS ARE ACCEPTED BY THE CITY.
7. ALL EROSION CONTROL FACILITIES MUST BE INSPECTED AND REPAIRED AT THE END OF EACH WORKING DAY OR DAILY DURING THE ENTIRE CONSTRUCTION PERIOD.
8. ANY SEDIMENT BASINS SHALL BE CLEARED OUT WHENEVER SEDIMENT REACHES THE SEDIMENT CLEANOUT LEVEL INDICATED ON THE PLANS.
9. BORROW AREAS AND TEMPORARY STOCKPILES SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES TO THE SATISFACTION OF THE DIRECTOR OF PUBLIC WORKS.
10. ALL CUT AND FILL SLOPES ARE TO BE PROTECTED TO PREVENT OVERBACK FLOW.
11. THIS PLAN MAY NOT COVER ALL THE SITUATION THAT ARISE DURING CONSTRUCTION DUE TO ANTICIPATED FIELD CONDITIONS. VARIATIONS MAY BE MADE TO THE PLAN IN THE FIELD, SUBJECT TO THE APPROVAL OF THE CITY.
12. HYDROSEED ALL CUT AND FILL SLOPES WHICH ARE STEEPER THAN 5% WITH THE FOLLOWING (VOLUMES SHOW ARE PER ACRES OF SLOPE):

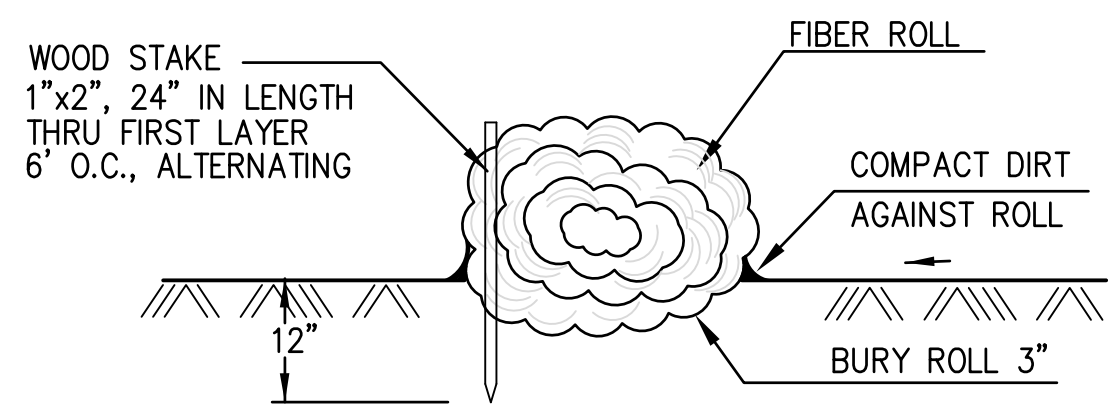
FERTILIZER:	500 LBS. 16-6-8
SEED:	60 LBS. BLANDO BROME GRASS
	60 LBS. ANNUAL RYE GRASS
	30 LBS. ROSE CLOVER
CHEMICAL TACKIFIER	2000 LBS. WOOD CELLULOSE
	30 LBS. ORGANIC BINDER
13. TO CONTROL EROSION WITHIN THE STREET RIGHT-OF-WAY, FIBER ROLLS, SANDBAGS, EARTH BERMS OR OTHER SUITABLE MATERIALS SHALL BE PLACED WITHIN ALL UNPAVED STREETS DURING THE ENTIRE CONSTRUCTION PERIOD. THESE ROLLS OF FIBER SHALL BE PALCED AT 300-FOOT MAXIMUM INTERVALS OR AS REQUIRED BY THE CITY ENGINEER (SEE FIBER ROLL DETAIL, THIS SHEET). THE ROLLS SHALL BE SECURELY ANCHORED IN PLACED BY STAKES OR REBARS DRIVEN THROUGH THE ROLLS WITH THE FIRST STAKE IN EACH ROLL ANGLED TOWARD THE PREVIOUSLY LAID ROLL TO FORCE THEM TOGETHER, THE ROLLS SHALL BE MAINTAINED IN GOOD CONDITION FOR THE ENTIRE CONSTRUCTION PERIOD UNTIL THE STREET IS PAVED. ROLLS OF FIBER OR OTHER SUITABLE MATERIALS SHALL BE USED TO PREVENT SEDIMENT LADEN RUNOFF FROM ENTERING ANY PARTIALLY COMPLETED STORM DRAIN SYSTEM.
14. TO MINIMIZE STORM WATER RUNOFF FROM THE SITE, EARTH BERMS SHALL BE CONSTRUCTED ON EACH PAD AS IT IS GRADED. THE EARTH BERMS SHALL BE 1-FOOT MINIMUM IN HEIGHT AND PLACED SO THE STORM WATER FALLING ONTO THE PAD AREA AND THE SURROUNDING UPHILL BANKS WILL BE TRAPPED ON THE PAD (SEE EARTH BERM DETAIL, THIS SHEET). THE CONTRACTOR IS RESPONSIBLE FOR INSPECTING AND REPAIRING THE BERMS ON EACH PAD DURING THE ENTIRE CONSTRUCTION PERIOD AND MAINTAINING THEM IN GOOD CONDITION UNTIL THE BUILDING CONSTRUCTION IS COMPLETED. THE CONTRACTOR SHALL ENSURE COMPLIANCE WITH THE REQUIREMENTS REGARDING PAD MOISTURE CONTENT, COMPACTION, AND ALL OTHER CONDITIONS SET FORTH BY THE GEOTECHNICAL ENGINEER.
15. WHEN TEMPORARY STRUCTURES HAVE SERVED THEIR INTENDED PURPOSE AND THE CONTRIBUTING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED, THE ENBANKMENT AND RESULTING SEDIMENT DEPOSITS ARE TO BE LEVELED OR OTHERWISE DISPOSED OF AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.

NOTES:

1. FILTER FABRIC SHALL MEET CAL-TRANS OR A.B.A.G. SPECIFICATIONS.
2. FILTER MATERIAL AND GRATE SHALL OVERLAP INLET ON ALL SIDES BY A MINIMUM OF 1".
3. INLET FILTER GRATE SHALL BE MADE OF #3 RE-BARS, CRISS CROSSED AT 6" (WELDED OR TIED TOGETHER WITH WIRE) OR A PLATE WITH A MINIMUM OF 75% OPEN AREA, BOTH OF SUFFICIENT STRENGTH TO PREVENT BENDING WHEN DRIVEN OVER BY A VEHICLE.
4. INLET FILTER GRATE SHALL BE SECURELY ATTACHED TO DRAIN INLET BY WIRE OR TIE-WRAPS(BEND OVER).
5. FILTERS SHALL BE INSPECTED WEEKLY AND BEFORE AND AFEER EACH RAINFALL. REPAIRS, SEDIMENT/DEBRIS REMOVAL SHALL BE MADE TO ASSURE EFFICIENT FUNCTIONING OF FILTER SYSTEM.



- NOTES:**
1. THICKNESS OF FILLED BAGS WHEN LAID FLAT SHALL NOT EXCEED 4".
 2. ENSURE THERE ARE NO GAPS BETWEEN THE BAGS AND THE FACE OF CURB.
 3. REMOVE ACCUMMULATED SLIT, DIRT AND DEBRIS BEFORE IT EXCEED 2" THICK IN THE GUTTER.
 4. INSPECT INLET PROTECTION DAILY DURING EXTENDED RAINFALL PERIODS AND BEFORE AND AFTER EACH RAIL EVENT.



BURLAP SACK CURB INLET SEDIMENT FILTER DETAIL
NOT TO SCALE

FIBER ROLL DETAIL
NOT TO SCALE

1. THE MATERIAL FOR CONSTRUCTION SHALL BE 2 TO 3 INCH ROCK
2. LENGTH - AS EFFECTIVE, BUT NOT LESS THAN 50 FEET.
3. THICKNESS - NOT LESS THAN EIGHT (8) INCHES.
4. WIDTH - NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
5. WASHING - WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT OF WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH, OR WATERCOURSE THROUGH USE OF SAND BAGS, GRAVEL BOARDS OR OTHER APPROVED METHODS.
6. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT OF WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT OF WAY MUST BE REMOVED IMMEDIATELY.

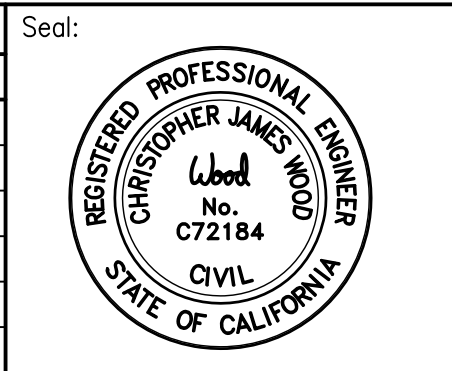
CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE

VETERANS VILLAGE
COLMA, CA | 10/19/16 | MERCY HOUSING | #1502

Title: **PRLIMINARY EROSION CONTROL PLAN:**

Sheet No.: **C-7**

ISSUES:		
NO.	DATE	DESCRIPTION



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Hercules, CA 94547
Phone (510) 724-3388



XREF: TOPO, BDRY, SITE
SNAP SHOT: _EROS

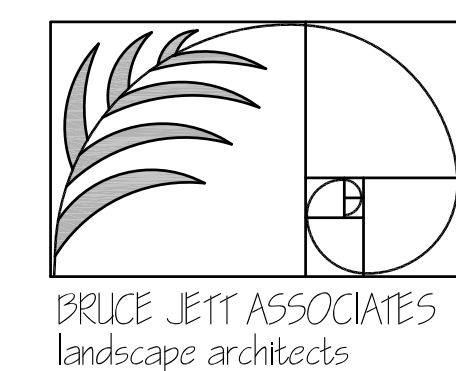
SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
L0.1	GENERAL NOTES & LEGEND
L1.1	PARTIAL SITE PLAN
L1.2	PARTIAL SITE PLAN
L1.5	PARTIAL LIGHTING PLAN
L1.6	PARTIAL LIGHTING PLAN
L2.0	SECTIONS
L2.1	SECTIONS
L3.1	PARTIAL PAVING PLAN
L3.2	PARTIAL PAVING PLAN
L4.0	DETAILS
L4.1	DETAILS & IMAGES
L6.1	PARTIAL PLANTING PLAN
L6.2	PARTIAL PLANTING PLAN
L6.3	DETAILS - PLANTING

SCHEDULE OF MATERIALS & FINISHES									
KEY	DESCRIPTION	QTY.	COLOR	FINISH/MATERIAL	MFG./ SUPPLIER	PRODUCT	DIMENSIONS	DETAIL	COMMENTS
PAVING									
P-1	STANDARD PAVING	-	NATURAL	LIGHT BROOM FINISH	-	-		5/L4.0, 7/L4.1	-
P-2	SPECIALTY PAVING	-	-	-	-	-		5/L4.0, 7/L4.1	-
P-3	SPECIALTY PAVING	-	-	-	-	-		5/L4.0, 7/L4.1	-
P-4	DECOMPOSED GRANITE	-	-	-	-	-		7/L4.0	-
P-5	MULCH	-	-	-	RECOLOGY	ARBOR MULCH		-	3" MIN DEPTH
WALLS & CURBS									
W-1	CONCRETE SEATWALL	-	NATURAL	-	-	-		1/L4.0	-
W-2	CONCRETE BENCH WALL	-	NATURAL	CONC & WRC	-	-		TBD	-
W-3	CONCRETE PLANTER WALL	-	NATURAL	CONC	-	-		3/L4.0	-
W-4	6" HT CONCRETE CURB	-	NATURAL	CONC	-	-		4/L4.0	-
WATER FEATURE									
WF-1	FOUNTAIN	-	-	-	-	-		13/L4.1	-
WF-2	ENTRY WATER FEATURE	-	-	-	-	-		TBD	-
SITE FURNISHINGS									
SF-1	FIRE PIT	-	CHAI	CONCRETE	PALOFORM	MISO	36"R X 12"H	14/L4.1	WITH ELECTRONIC IGNITION, RIVER ROCK TOPPING
SF-2	DRINKING FOUNTAIN W/DOGGIE BOWL	-	CHROME	PCOAT STEEL	MOST DEPENDABLE FOUNTAINS, INC	440-SM W/PET FOUNTAIN		1/L4.1	-
SF-2.5	DOG WASH STATION	-	CHROME	PCOAT STEEL	MOST DEPENDABLE FOUNTAINS, INC	505 SM RINSE STATION		8/L4.1	-
SF-3	BICYCLE RACK	-	#4 SATIN	STAINLESS STEEL	BIKEPARKING.COM	WELLE CIRCULAR RACK WCR02-SQ-SF-SS		3/L4.1	EMBEDMENT MOUNT
SF-4	2 BIN TRASH & RECYCLING RECEPTACLES	-	TITANIUM	PERFORATED	LANDSCAPE FORMS	SELECT 2 BIN		12/L4.1	SURFACE MOUNT, SEE BENCH INSTALL DETAILS
SF-4A	3 BIN TRASH & RECYCLING & ORGANICS RECEPTACLES	-	TITANIUM	PERFORATED	LANDSCAPE FORMS	SELECT 3 BIN		16/L4.1	SURFACE MOUNT, SEE BENCH INSTALL DETAILS
SF-5	BENCH	-	SILVER	POWDERCOAT STL	LANDSCAPE FORMS	REST BACKED BENCH		8/L4.1	-
SF-5A	PICNIC TABLE	-	VARIOUS	POWDERCOAT STL	DUMOR	75-68-1 WOOD PICNIC TABLE	95" X 58-5/8"		SURFACE MOUNT, SEE BENCH INSTALL DETAILS
SF-6	TREE GRATE	-	RAW FINISH	GRAY IRON	URBAN ACCESSORIES	4'-6" FAN		5-6/L4.1	-
SF-7	BOULDERS	15	NATURAL	GRANITE	VINYARD ROCK PRODUCTS	DECORATIVE BOULDERS 18-30" DIAMETER		4/L4.1	-
SF-8	TABLE AND CHAIRS	-	-	-	-	OWNER FURNISHED		-	-
SF-9	LOUNGE CHAIRS	-	-	-	-	OWNER FURNISHED		-	-
SF-10	DOG WASTE STATION	1	GREEN	PCOAT STL	ZERO WASTE USA	THE SENTRY DOG WASTE STATION		-	8' HT POST, SIGN, BAG DISPENSER, WASTE CAN & LINER
LIGHTS									
L-1	POLE LIGHT	-	ULTRA DARK GREY (10714)	-	PHILIPS	CITYSPIRIT CDS461 LED		14/L4.0	-
L-3	WALL LIGHT	-	SILVER	-	BEGA	2384LED-SLV		16/L4.0	-
L-4	OUTDOOR OUTLET	-	-	-	-	-		-	-
FENCE & GATE									
F-1	FENCE 6'-0" HIGH	-	BLACK	STEEL	AMERISTAR	MONTAGE PLUS MAJESTIC		10/L4.0	-
F-2	FENCE 4'-0" HIGH	-	BLACK	STEEL	AMERISTAR	MONTAGE PLUS MAJESTIC		10/L4.0	-
F-3	GATE	-	BLACK	STEEL	AMERISTAR	MONTAGE PLUS MAJESTIC		12/L4.0	-
MISCELLANEOUS									
M-2	HEADER	-	BLACK	RECYCLED PLASTIC	-	-		9/L4.0	-
M-3	STORMWATER PLANTER	-	-	-	-	-		SCD	-

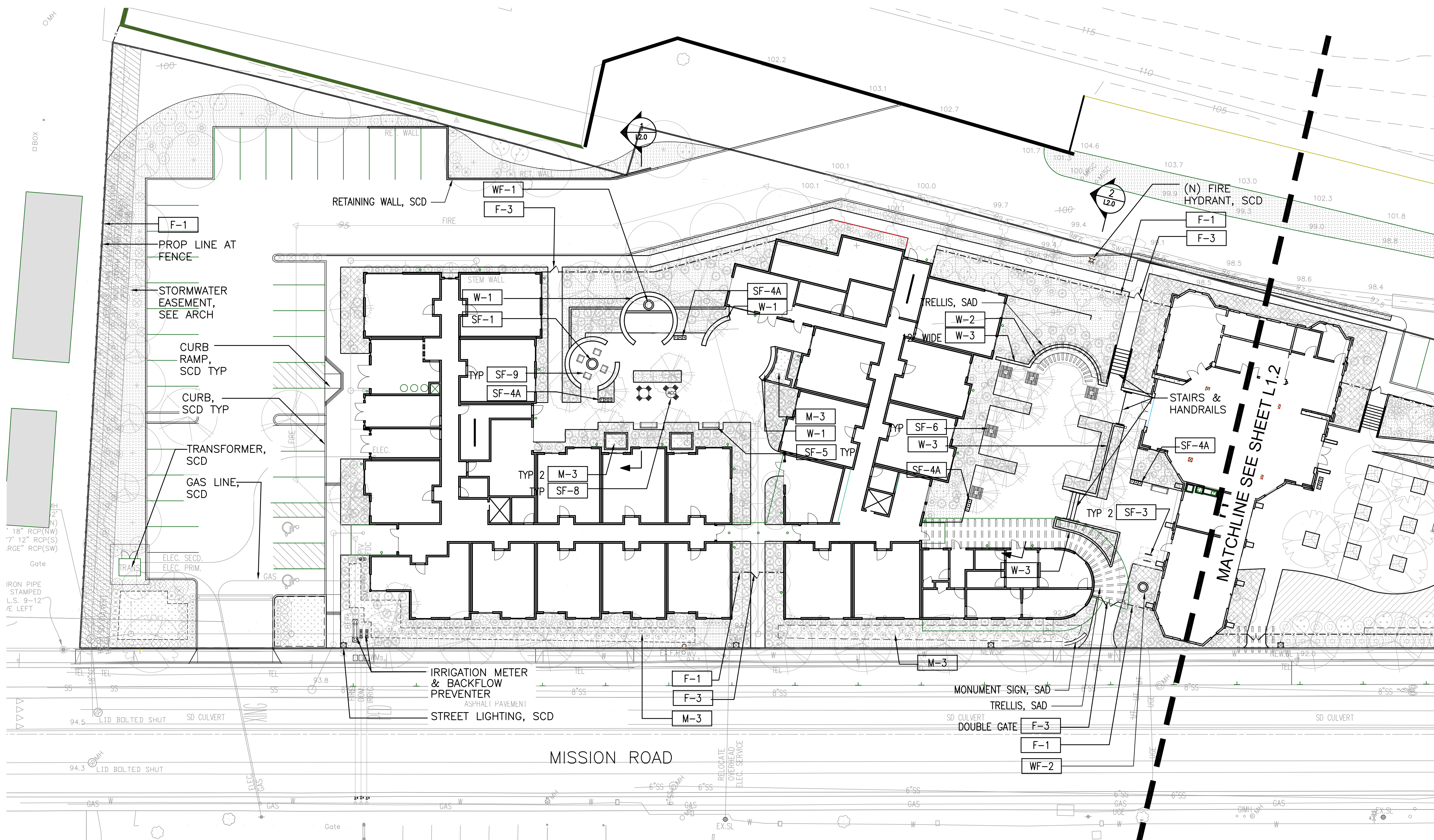
NOTE: REFER TO SPECIFICATIONS FOR MANUFACTURER CONTACTS AND ADDITIONAL INFORMATION.

VETERANS VILLAGE | L0.1 GENERAL NOTES & LEGEND

COLMA, CA | 10/17/16 | MERCY HOUSING | #1502

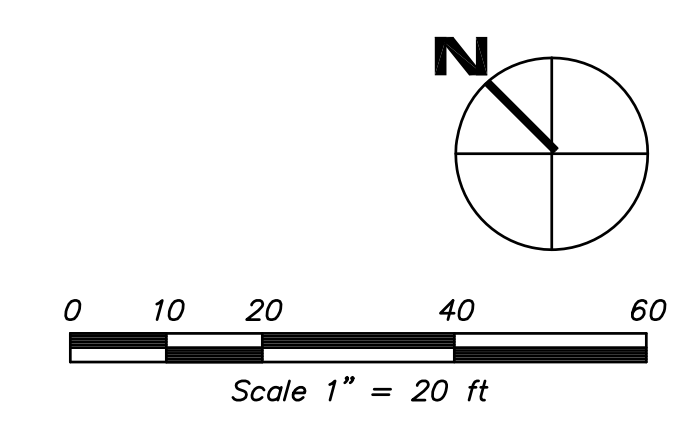


**VAN METER
WILLIAMS
POLLACK** LP



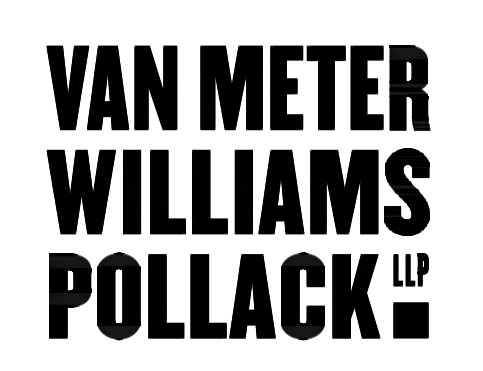
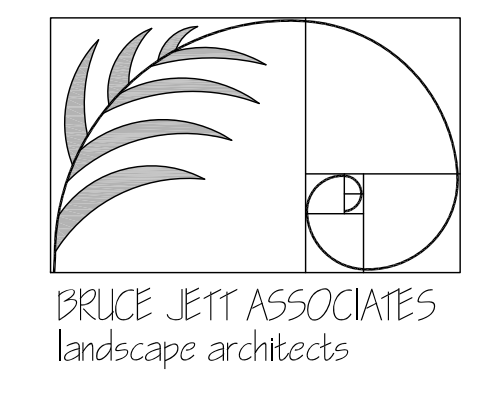
SCHEDULE OF MATERIALS

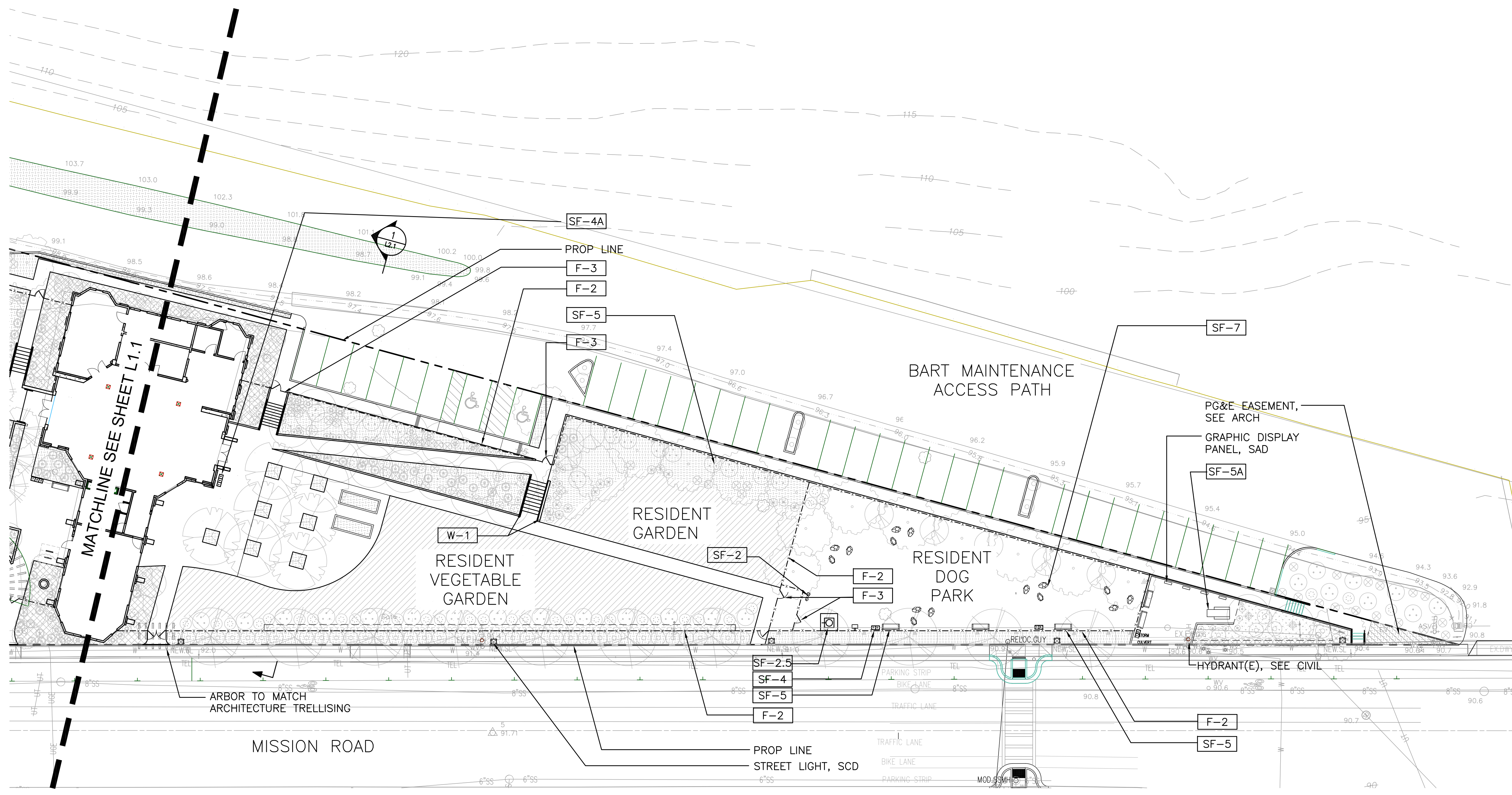
KEY	DESCRIPTION	DETAIL
PAVING		
P-1	STANDARD PAVING	5/L4.0, 7/L4.1
P-2	SPECIALTY PAVING	5/L4.0, 7/L4.1
P-3	SPECIALTY PAVING	5/L4.0, 7/L4.1
P-4	DECOMPOSED GRANITE	7/L4.0
P-5	MULCH	-
WALLS & CURBS		
W-1	CONCRETE SEATWALL	1/L4.0
W-2	CONCRETE BENCH WALL	TBD
W-3	CONCRETE PLANTER WALL	3/L4.0
W-4	6" HT CONCRETE CURB	4/L4.0
WATER FEATURE		
WF-1	FOUNTAIN	13/L4.1
WF-2	ENTRY WATER FEATURE	TBD
SITE FURNISHINGS		
SF-1	FIRE PIT	14/L4.1
SF-2	DRINKING FOUNTAIN W/DOGIE BOWL	1/L4.1
SF-2.5	DOG WASH STATION	8/L4.1
SF-3	BICYCLE RACK	3/L4.1
SF-4	2 BIN TRASH & RECYCLING RECEPTACLES	12/L4.1
SF-4A	3 BIN TRASH & RECYCLING & ORGANICS RECEPTACLES	16/L4.1
SF-5	BENCH	8/L4.1
SF-6	TREE GRATE	5-6/L4.1
SF-7	BOULDERS	4/L4.1
SF-8	TABLE AND CHAIRS	-
SF-9	LOUNGE CHAIRS	-
SF-10	DOG WASTE STATION	-
LIGHTS		
L-1	POLE LIGHT	14/L4.0
L-3	WALL LIGHT	16/L4.0
L-4	OUTDOOR OUTLET	-
FENCE & GATE		
F-1	FENCE 6'-0" HIGH	10/L4.0
F-2	FENCE 4'-0" HIGH	10/L4.0
F-3	GATE	12/L4.0
MISCELLANEOUS		
M-2	HEADER	9/L4.0
M-3	STORMWATER PLANTER	SCD



VETERANS VILLAGE | L1.1 PARTIAL SITE PLAN

COLMA, CA | 10/17/16 | MERCY HOUSING | #1502

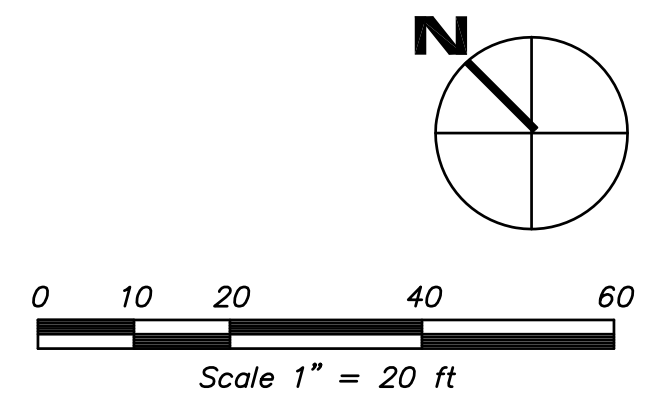




SCHEDULE OF MATERIALS

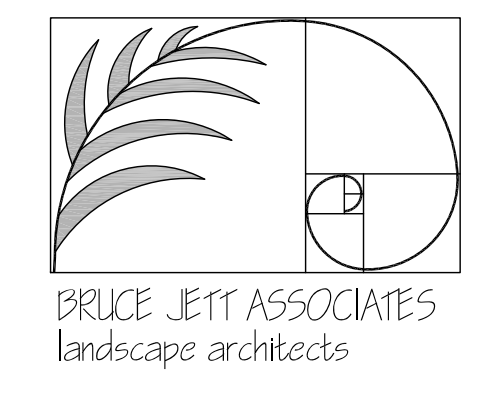
KEY	DESCRIPTION	DETAIL
PAVING		
P-1	STANDARD PAVING	5/L4.0, 7/L4.1
P-2	SPECIALTY PAVING	5/L4.0, 7/L4.1
P-3	SPECIALTY PAVING	5/L4.0, 7/L4.1
P-4	DECOMPOSED GRANITE	7/L4.0
P-5	MULCH	-
WALLS & CURBS		
W-1	CONCRETE SEATWALL	1/L4.0
W-2	CONCRETE BENCH WALL	TBD
W-3	CONCRETE PLANTER WALL	3/L4.0
W-4	6" HT CONCRETE CURB	4/L4.0
WATER FEATURE		
WF-1	FOUNTAIN	13/L4.1
WF-2	ENTRY WATER FEATURE	TBD
SITE FURNISHINGS		
SF-1	FIRE PIT	14/L4.1
SF-2	DRINKING FOUNTAIN W/DOGGIE BOWL	1/L4.1
SF-2.5	DOG WASH STATION	8/L4.1
SF-3	BICYCLE RACK	3/L4.1
SF-4	2 BIN TRASH & RECYCLING RECEPTACLES	12/L4.1
SF-4A	3 BIN TRASH & RECYCLING & ORGANICS RECEPTACLES	16/L4.1
SF-5	BENCH	8/L4.1
SF-5A	PICNIC TABLE	-
SF-6	TREE GRATE	5-6/L4.1
SF-7	BOULDERS	4/L4.1
SF-8	TABLE AND CHAIRS	-
SF-9	LOUNGE CHAIRS	-
SF-10	DOG WASTE STATION	-
LIGHTS		
L-1	POLE LIGHT	14/L4.0
L-3	WALL LIGHT	16/L4.0
L-4	OUTDOOR OUTLET	-
FENCE & GATE		
F-1	FENCE 6'-0" HIGH	10/L4.0
F-2	FENCE 4'-0" HIGH	10/L4.0
F-3	GATE	12/L4.0
MISCELLANEOUS		
M-2	HEADER	9/L4.0
M-3	STORMWATER PLANTER	SCD

- NOTES:
 1. SEE L1.5 & L1.6 FOR LIGHTING
 2. SEE L6.X SERIES FOR PLANTING
 3. SEE SHEET 0.1 FOR MATERIAL SCHEDULE
 4. SEE L4.X SERIES FOR DETAILS & REFERENCE IMAGES



VETERANS VILLAGE | L1.2 PARTIAL SITE PLAN

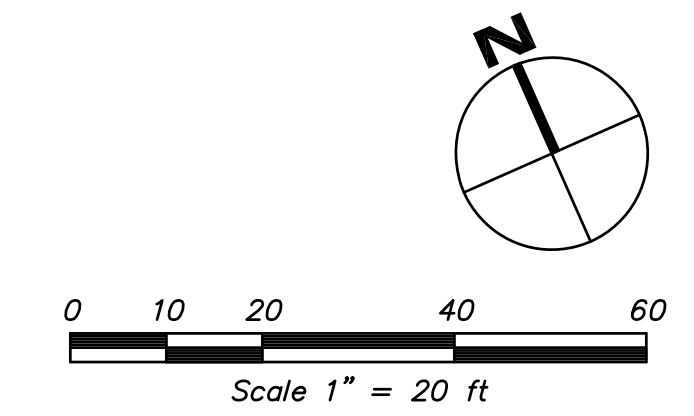
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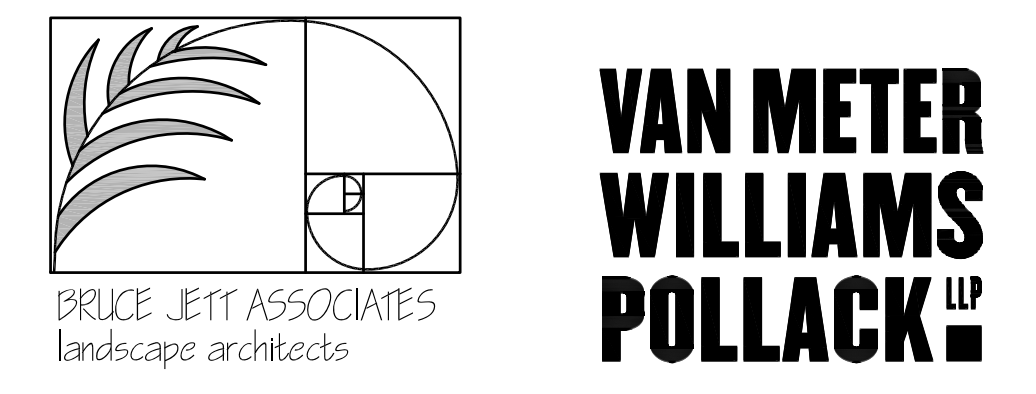
SCHEDULE OF MATERIALS		
KEY	DESCRIPTION	DETAIL
PAVING		
P-1	STANDARD PAVING	5/L4.0, 7/L4.1
P-2	SPECIALTY PAVING	5/L4.0, 7/L4.1
P-3	SPECIALTY PAVING	5/L4.0, 7/L4.1
P-4	DECOMPOSED GRANITE	7/L4.0
P-5	MULCH	-
WALLS & CURBS		
W-1	CONCRETE SEATWALL	1/L4.0
W-2	CONCRETE BENCH WALL	TBD
W-3	CONCRETE PLANTER WALL	3/L4.0
W-4	6" HT CONCRETE CURB	4/L4.0
WATER FEATURE		
WF-1	FOUNTAIN	13/L4.1
WF-2	ENTRY WATER FEATURE	TBD
SITE FURNISHINGS		
SF-1	FIRE PIT	14/L4.1
SF-2	DRINKING FOUNTAIN W/DOGGIE BOWL	1/L4.1
SF-2.5	DOG WASH STATION	8/L4.1
SF-3	BICYCLE RACK	3/L4.1
SF-4	2 BIN TRASH & RECYCLING RECEPTACLES	12/L4.1
SF-4A	3 BIN TRASH & RECYCLING & ORGANICS RECEPTACLES	16/L4.1
SF-5	BENCH	8/L4.1
SF-5A	PICNIC TABLE	-
SF-6	TREE GRATE	5-6/L4.1
SF-7	BOULDERS	4/L4.1
SF-8	TABLE AND CHAIRS	-
SF-9	LOUNGE CHAIRS	-
SF-10	DOG WASTE STATION	-
LIGHTS		
L-1	POLE LIGHT	14/L4.0
L-3	WALL LIGHT	16/L4.0
L-4	OUTDOOR OUTLET	-
FENCE & GATE		
F-1	FENCE 6'-0" HIGH	10/L4.0
F-2	FENCE 4'-0" HIGH	10/L4.0
F-3	GATE	12/L4.0
MISCELLANEOUS		
M-2	HEADER	9/L4.0
M-3	STORMWATER PLANTER	SCD

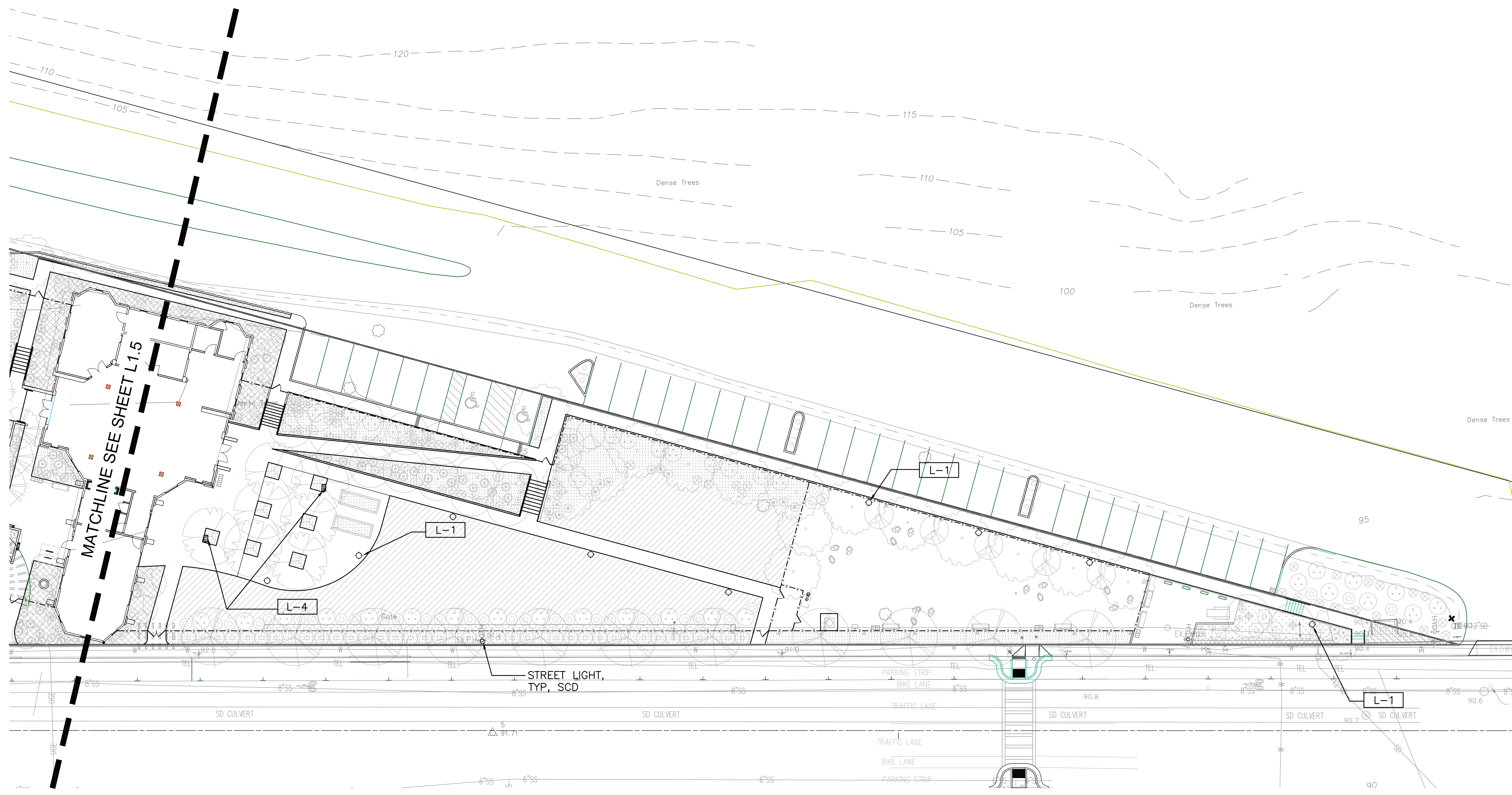
LIGHTING SYMBOLS LEGEND	
	L-1 POLE LIGHT
	L-3 WALL LIGHT
	L-4 OUTDOOR OUTLET



VETERANS VILLAGE | L1.5 PARTIAL LIGHTING PLAN

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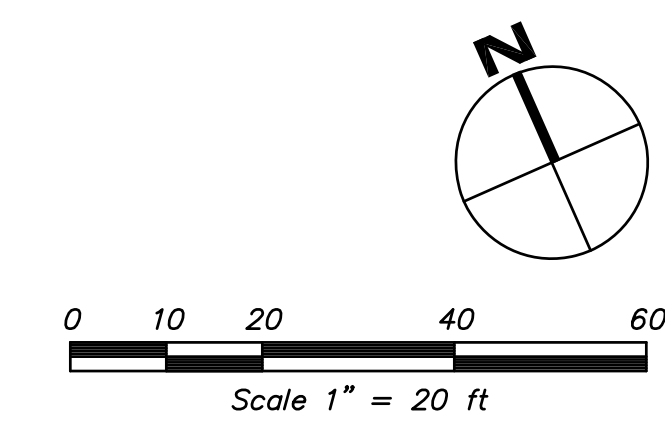




LIGHTING SYMBOLS LEGEND	
	L-1 POLE LIGHT
	L-3 WALL LIGHT
	L-4 OUTDOOR OUTLET

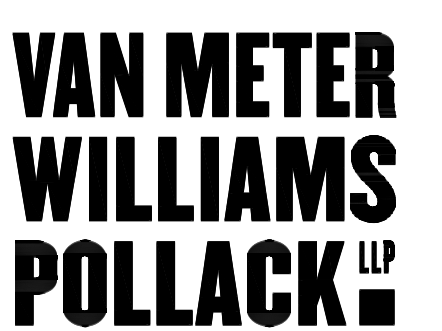
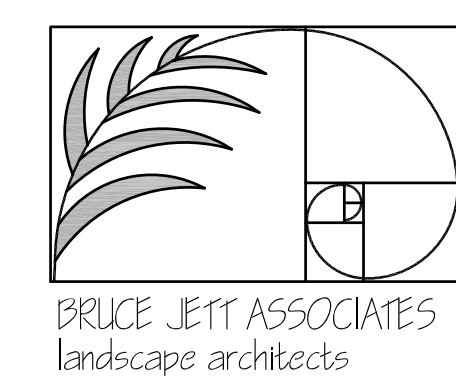
SCHEDULE OF MATERIALS

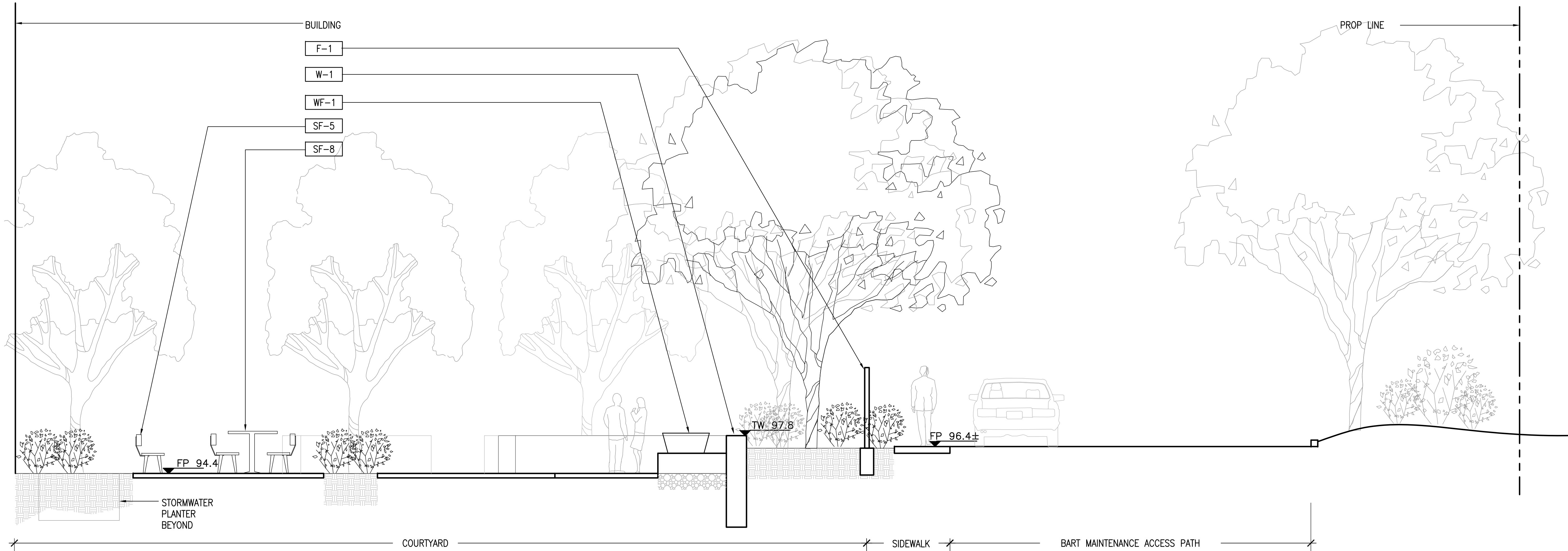
KEY	DESCRIPTION	DETAIL
PAVING		
P-1	STANDARD PAVING	5/L4.0, 7/L4.1
P-2	SPECIALTY PAVING	5/L4.0, 7/L4.1
P-3	SPECIALTY PAVING	5/L4.0, 7/L4.1
P-4	DECOMPOSED GRANITE	7/L4.0
P-5	MULCH	-
WALLS & CURBS		
W-1	CONCRETE SEATWALL	1/L4.0
W-2	CONCRETE BENCH WALL	TBD
W-3	CONCRETE PLANTER WALL	3/L4.0
W-4	6" HT CONCRETE CURB	4/L4.0
WATER FEATURE		
WF-1	FOUNTAIN	13/L4.1
WF-2	ENTRY WATER FEATURE	TBD
SITE FURNISHINGS		
SF-1	FIRE PIT	14/L4.1
SF-2	DRINKING FOUNTAIN W/DOGGIE BOWL	1/L4.1
SF-2.5	DOG WASH STATION	8/L4.1
SF-3	BICYCLE RACK	3/L4.1
SF-4	2 BIN TRASH & RECYCLING RECEPTACLES	12/L4.1
SF-4A	3 BIN TRASH & RECYCLING & ORGANICS RECEPTACLES	16/L4.1
SF-5	BENCH	8/L4.1
SF-5A	PICNIC TABLE	-
SF-6	TREE GRATE	5-6/L4.1
SF-7	BOULDERS	4/L4.1
SF-8	TABLE AND CHAIRS	-
SF-9	LOUNGE CHAIRS	-
SF-10	DOG WASTE STATION	-
LIGHTS		
L-1	POLE LIGHT	14/L4.0
L-3	WALL LIGHT	16/L4.0
L-4	OUTDOOR OUTLET	-
FENCE & GATE		
F-1	FENCE 6'-0" HIGH	10/L4.0
F-2	FENCE 4'-0" HIGH	10/L4.0
F-3	GATE	12/L4.0
MISCELLANEOUS		
M-2	HEADER	9/L4.0
M-3	STORMWATER PLANTER	SCD



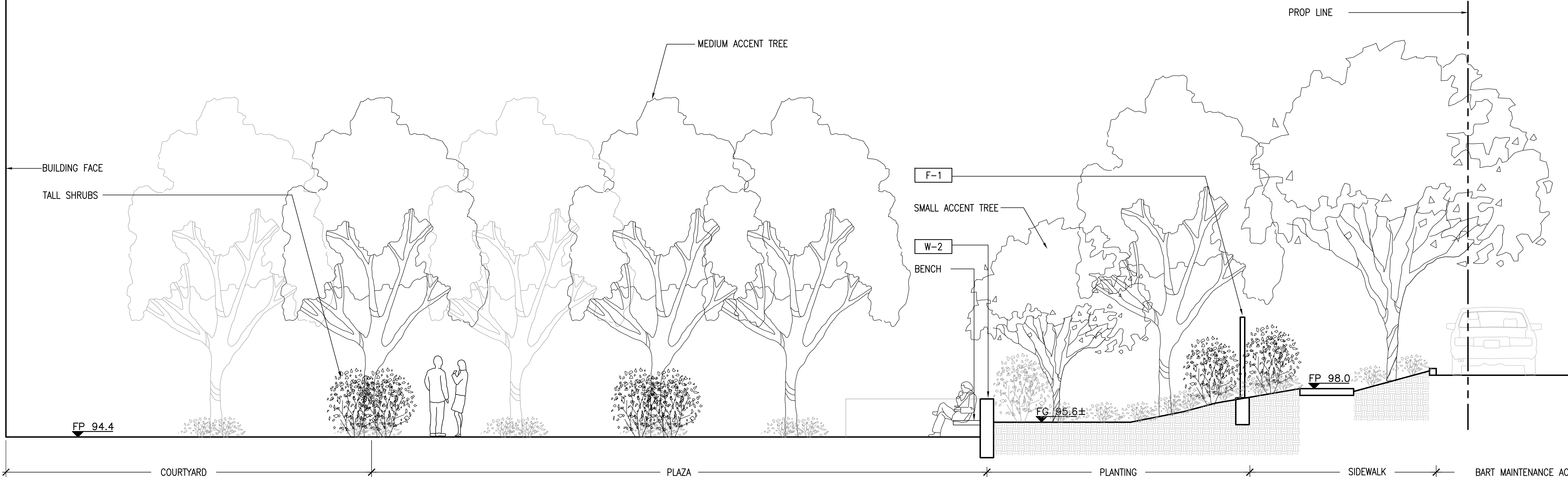
VETERANS VILLAGE | L1.6 PARTIAL LIGHTING PLAN

COLMA, CA | 10/17/16 | MERCY HOUSING | #1502





1 SECTION
SCALE: 1/4" = 1'-0"

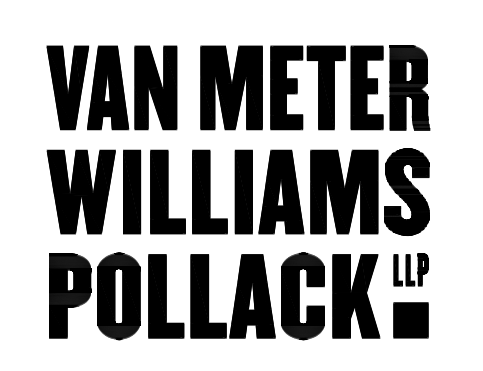
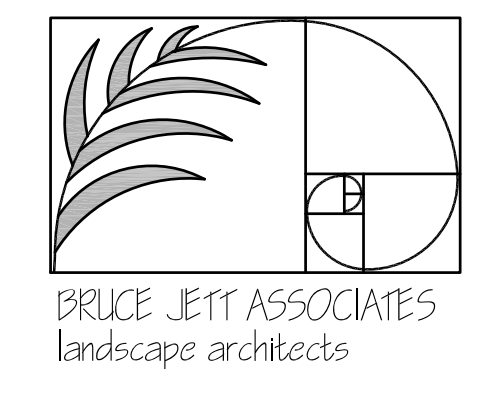


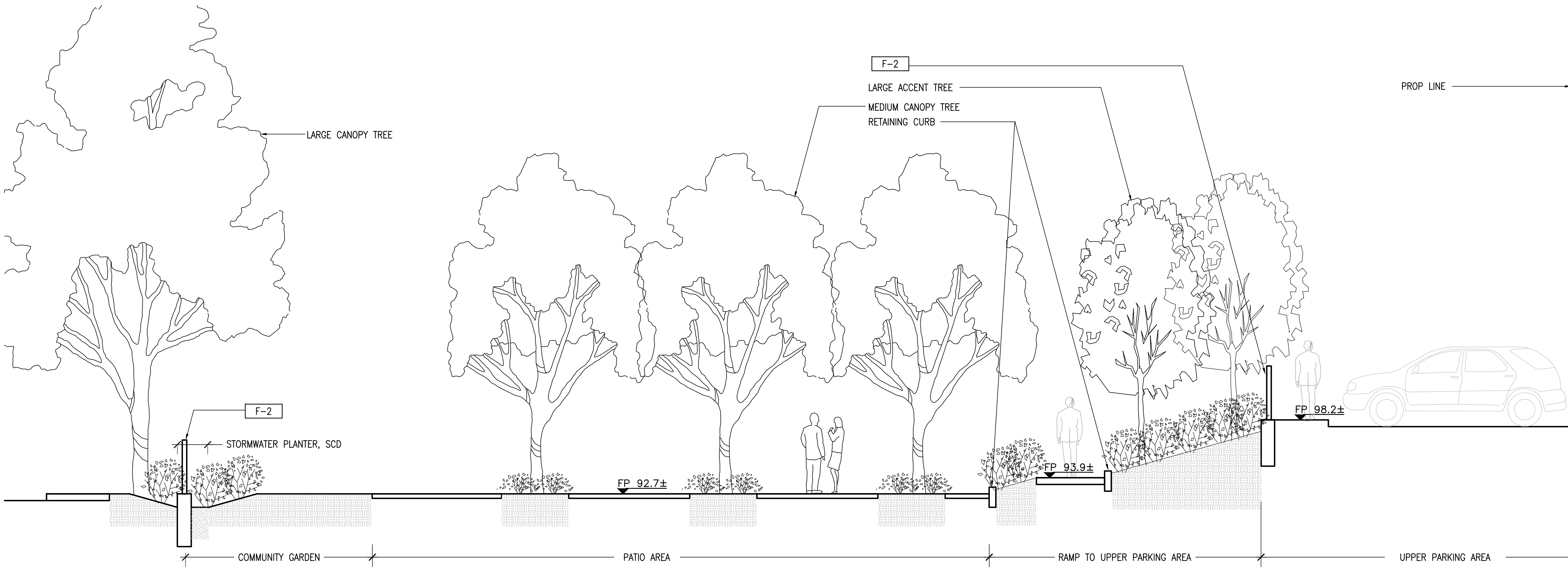
2 SECTION
SCALE: 1/4" = 1'-0"

SCHEDULE OF MATERIALS		
KEY	DESCRIPTION	DETAIL
PAVING		
P-1	STANDARD PAVING	5/L4.0, 7/L4.1
P-2	SPECIALTY PAVING	5/L4.0, 7/L4.1
P-3	SPECIALTY PAVING	5/L4.0, 7/L4.1
P-4	DECOMPOSED GRANITE	7/L4.0
P-5	MULCH	-
WALLS & CURBS		
W-1	CONCRETE SEATWALL	1/L4.0
W-2	CONCRETE BENCH WALL	TBD
W-3	CONCRETE PLANTER WALL	3/L4.0
W-4	6" HT CONCRETE CURB	4/L4.0
WATER FEATURE		
WF-1	FOUNTAIN	13/L4.1
WF-2	ENTRY WATER FEATURE	TBD
SITE FURNISHINGS		
SF-1	FIRE PIT	14/L4.1
SF-2	DRINKING FOUNTAIN W/DOGIE BOWL	1/L4.1
SF-2.5	DOG WASH STATION	8/L4.1
SF-3	BICYCLE RACK	3/L4.1
SF-4	2 BIN TRASH & RECYCLING RECEPTACLES	12/L4.1
SF-4A	3 BIN TRASH & RECYCLING & ORGANICS RECEPTACLES	16/L4.1
SF-5	BENCH	8/L4.1
SF-5A	PICNIC TABLE	-
SF-6	TREE GRATE	5-6/L4.1
SF-7	BOULDERS	4/L4.1
SF-8	TABLE AND CHAIRS	-
SF-9	LOUNGE CHAIRS	-
SF-10	DOG WASTE STATION	-
LIGHTS		
L-1	POLE LIGHT	14/L4.0
L-3	WALL LIGHT	16/L4.0
L-4	OUTDOOR OUTLET	-
FENCE & GATE		
F-1	FENCE 6'-0" HIGH	10/L4.0
F-2	FENCE 4'-0" HIGH	10/L4.0
F-3	GATE	12/L4.0
MISCELLANEOUS		
M-2	HEADER	9/L4.0
M-3	STORMWATER PLANTER	SCD

VETERANS VILLAGE | L2.0 SECTIONS

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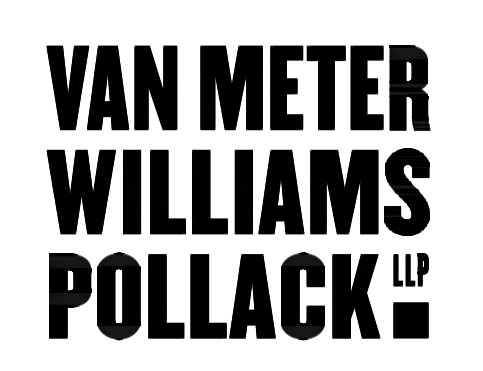
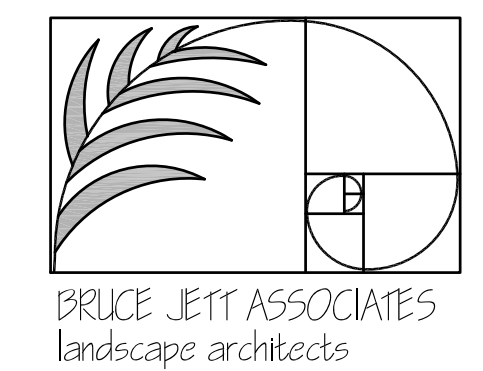
SCHEDULE OF MATERIALS

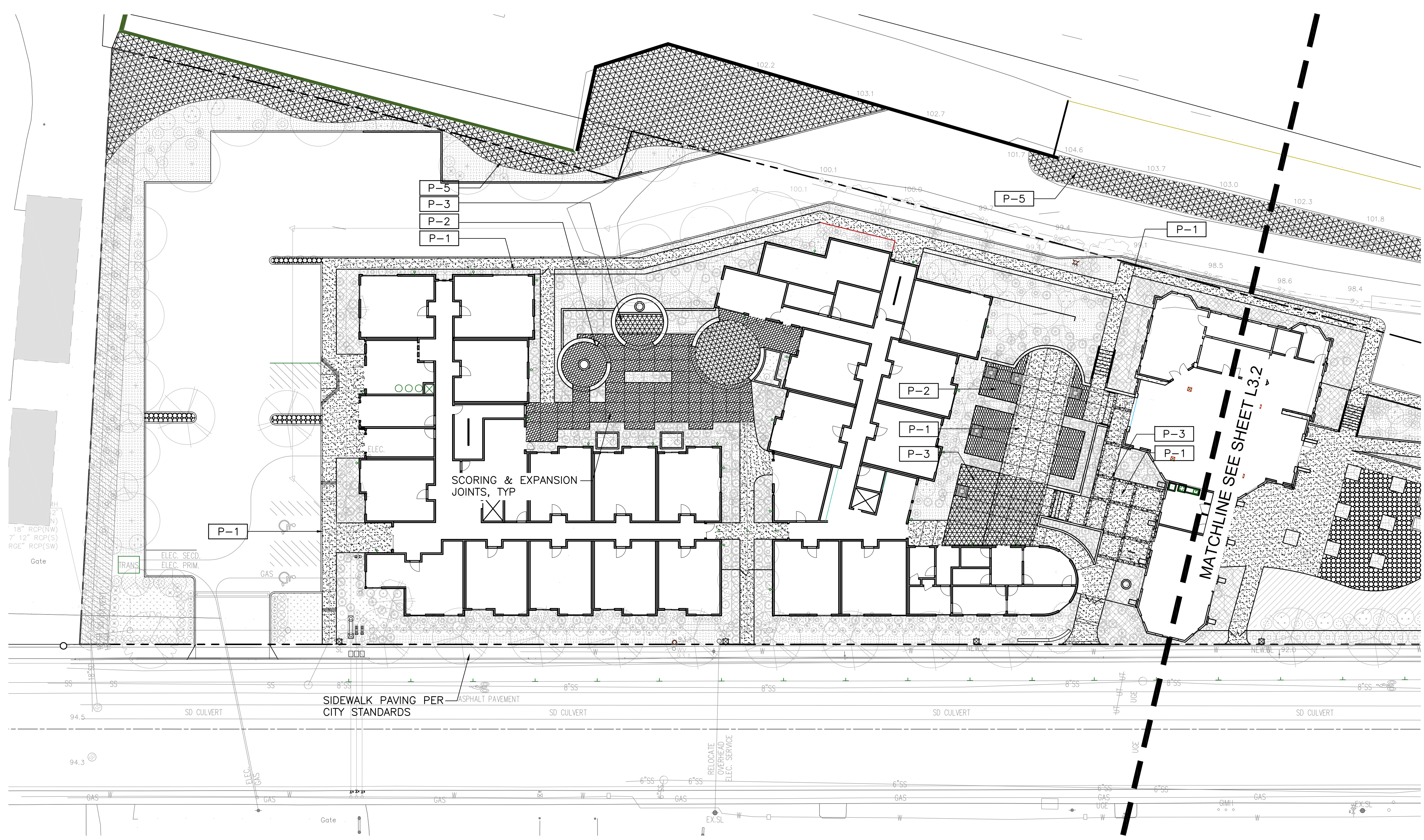
KEY	DESCRIPTION	DETAIL
PAVING		
P-1	STANDARD PAVING	5/L4.0, 7/L4.1
P-2	SPECIALTY PAVING	5/L4.0, 7/L4.1
P-3	SPECIALTY PAVING	5/L4.0, 7/L4.1
P-4	DECOMPOSED GRANITE	7/L4.0
P-5	MULCH	-
WALLS & CURBS		
W-1	CONCRETE SEATWALL	1/L4.0
W-2	CONCRETE BENCH WALL	TBD
W-3	CONCRETE PLANTER WALL	3/L4.0
W-4	6" HT CONCRETE CURB	4/L4.0
WATER FEATURE		
WF-1	FOUNTAIN	13/L4.1
WF-2	ENTRY WATER FEATURE	TBD
SITE FURNISHINGS		
SF-1	FIRE PIT	14/L4.1
SF-2	DRINKING FOUNTAIN W/DOGIE BOWL	1/L4.1
SF-2.5	DOG WASH STATION	8/L4.1
SF-3	BICYCLE RACK	3/L4.1
SF-4	2 BIN TRASH & RECYCLING RECEPTACLES	12/L4.1
SF-4A	3 BIN TRASH & RECYCLING & ORGANICS RECEPTACLES	16/L4.1
SF-5	BENCH	8/L4.1
SF-5A	PICNIC TABLE	-
SF-6	TREE GRATE	5-6/L4.1
SF-7	BOULDERS	4/L4.1
SF-8	TABLE AND CHAIRS	-
SF-9	LOUNGE CHAIRS	-
SF-10	DOG WASTE STATION	-
LIGHTS		
L-1	POLE LIGHT	14/L4.0
L-3	WALL LIGHT	16/L4.0
L-4	OUTDOOR OUTLET	-
FENCE & GATE		
F-1	FENCE 6'-0" HIGH	10/L4.0
F-2	FENCE 4'-0" HIGH	10/L4.0
F-3	GATE	12/L4.0
MISCELLANEOUS		
M-2	HEADER	9/L4.0
M-3	STORMWATER PLANTER	SCD

1 SECTION
SCALE: 1/4" = 1'-0"

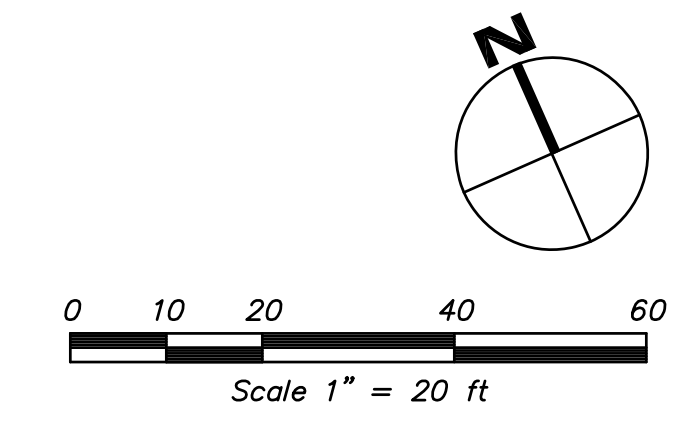
VETERANS VILLAGE | L2.1 SECTIONS

COLMA, CA | 10/17/16 | MERCY HOUSING | #1502



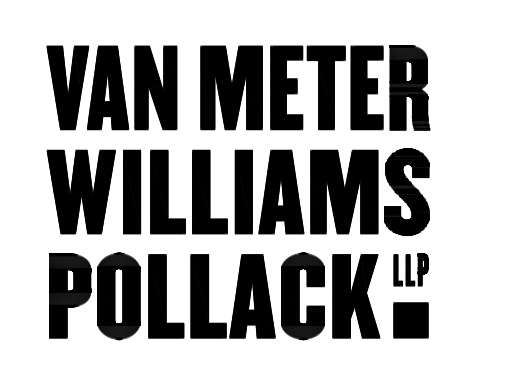
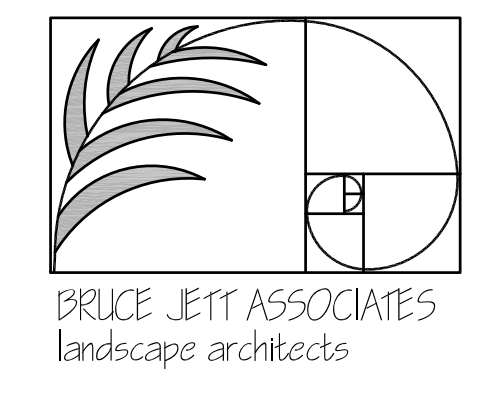


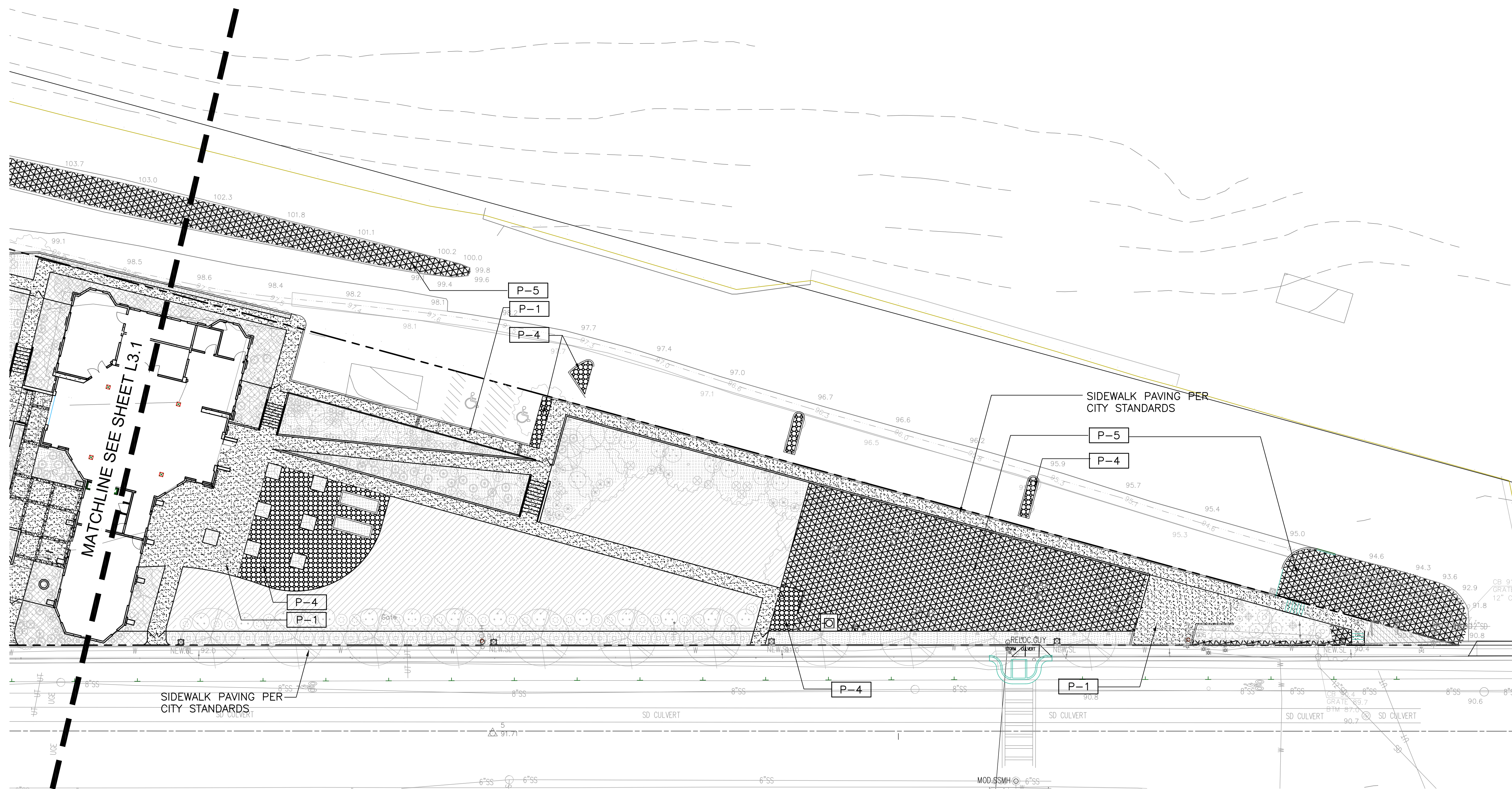
WF-2	ENTRY WATER FEATURE
SITE FURNISHINGS	
SF-1	FIRE PIT
SF-2	DRINKING FOUNTAIN W/DOGGIE BOWL
SF-2.5	DOG WASH STATION
SF-3	BICYCLE RACK
SF-4	2 BIN TRASH & RECYCLIN RECEPTACLES
SF-4A	3 BIN TRASH & RECYCLIN & ORGANICS RECEPTACLE
SF-5	BENCH
SF-5A	PICNIC TABLE
SF-6	TREE GRATE
SF-7	BOULDERS
SF-8	TABLE AND CHAIRS
SF-9	LOUNGE CHAIRS
SF-10	DOG WASTE STATION
LIGHTS	
L-1	POLE LIGHT
L-3	WALL LIGHT
L-4	OUTDOOR OUTLET
FENCE & GATE	
F-1	FENCE 6'-0" HIGH
F-2	FENCE 4'-0" HIGH
F-3	GATE
MISCELLANEOUS	
M-2	HEADER
M-3	STORMWATER PLANTER



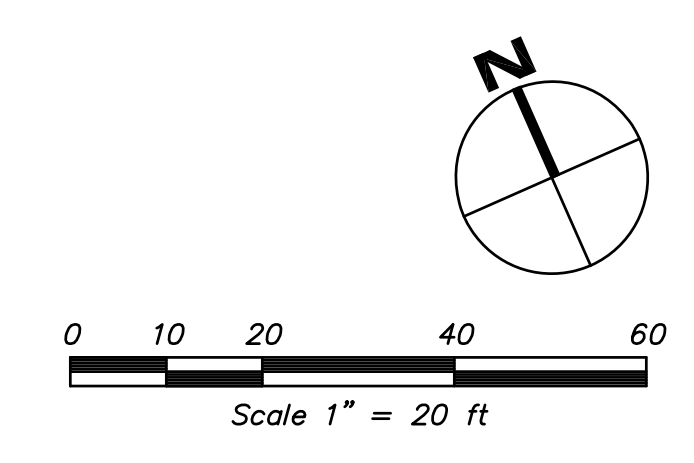
VETERANS VILLAGE | L3.1 PARTIAL PAVING PLAN

COLMA, CA | 10/17/16 | MERCY HOUSING | #1502



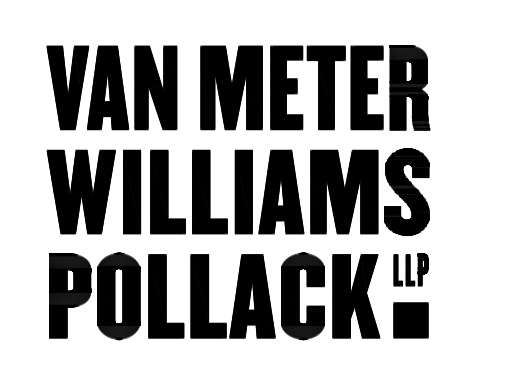
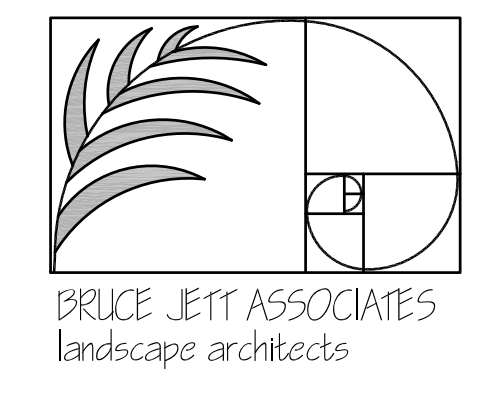


WF-2	ENTRY WATER FEATURE
SITE FURNISHINGS	
SF-1	FIRE PIT
SF-2	DRINKING FOUNTAIN W/DOGGIE BOWL
SF-2.5	DOG WASH STATION
SF-3	BICYCLE RACK
SF-4	2 BIN TRASH & RECYCLING RECEPTACLES
SF-4A	3 BIN TRASH & RECYCLING & ORGANICS RECEPTACLE
SF-5	BENCH
SF-5A	PICNIC TABLE
SF-6	TREE GRATE
SF-7	BOULDERS
SF-8	TABLE AND CHAIRS
SF-9	LOUNGE CHAIRS
SF-10	DOG WASTE STATION
LIGHTS	
L-1	POLE LIGHT
L-3	WALL LIGHT
L-4	OUTDOOR OUTLET
FENCE & GATE	
F-1	FENCE 6'-0" HIGH
F-2	FENCE 4'-0" HIGH
F-3	GATE
MISCELLANEOUS	
M-2	HEADER
M-3	STORMWATER PLANTER



VETERANS VILLAGE | L3.2 PARTIAL PAVING PLAN

COLMA, CA | 10/17/16 | MERCY HOUSING | #1502





CitySpirit gen2 Classic

CD5461 CPO-TW60W K EB I LO GR 60P

CD5461 - MASTER CosmoPole White - 60 W - Electronic
- Internal louver - Post-top for diameter 60 mm

CitySpirit gen2 is the successor to the CitySpirit street-lighting range. While retaining the distinctive design of the original range, CitySpirit gen2 has been upgraded with a new LED engine and optical elements to maximize spacing while maintaining quality of light and visual comfort. It also offers easier maintenance and a more robust product, in line with Philips' highest standards. Keeping a shared family design for the luminaire, mast and bracket ensures perfect integration in any urban streetcape. Transparent materials have again been used to lighten the daytime appearance. CitySpirit gen2 follows the line of its predecessor by incorporating several optical concepts, which address issues such as spacing, light preservation, visual comfort and light trespass. All CitySpirit indirect versions are retrofit luminaires, which can be equipped with conventional or LED light sources. In combination with different optical reflectors they deliver indirect high-quality warm white light. CitySpirit indirect LED has an upgradeable LED light engine, which ensures future proof performance. As well as offering the latest dimming possibilities, the LED version provides high operational efficiency.

Product data

General information	ENEC mark	ENEC [ENEC mark]
Product family code	Electrical	
Number of light sources	Input voltage	220-240 V (220 to 240 V)
Lamp family code	Input frequency	50-60 Hz (50 to 60 Hz)
Lamp power		
Konopack		
Light source replaceable		
Compensation color		
Driver included		
Protection class IEC		
Ingress protection code		
Mech. impact protection code		
Top reflector		
Optic type		
Optical element		
Color		
Igniter		
Embedded control		
Dimmable		
Photocell		
Cable		
CE mark		



14 POLE LIGHT
SCALE: NTS

Housing: Constructed of die-cast and aluminum with integral wiring compartment. Mounting tabs provided. Die casting is marine grade, copper free (a 0.5% copper content) A300.0 aluminum alloy.

Endcap: One piece die-cast aluminum faceted. Clear tempered glass, 1/2" thick, machined flush to faceted surface. Faceted is secured by two (2) flush, socket head, stainless steel captive screws threaded into stainless steel inserts in the housing casting. Continuous high temperature, molded silicone rubber gasket for weather-tight operation.

Electrical: 11.2 W LED luminaire, 14.6 total system watts, -50°C start temperature. Ingress: IP65 (LED and driver are mounted on a removable plate for easy replacement. Standard LED color temperature is 3000K (available in 4000K, add suffix H). 3500h color temperature available, consult factory.

Note: Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.

Options: Optionally available with amber LEDs, dimming not available with this option.

Finish: All BEGA standard finishes are polyester powder coat with minimum 3 mil thickness. Available in four standard BEGA colors: Black (BL); White (WH); Bronze (BR); Silver (SL). To specify, add appropriate suffix to catalog number. Custom colors supported on special order.

LED: Listed for US and Canadian Standards, suitable for wet locations and for installation within 3 feet of ground. IC rated. Protection class: IP65.

Type: BEGA
Product: Project
Voltage: Color
Options: Modified:



Luminaire Lumens: 342
*Based in accordance with LM-79-08

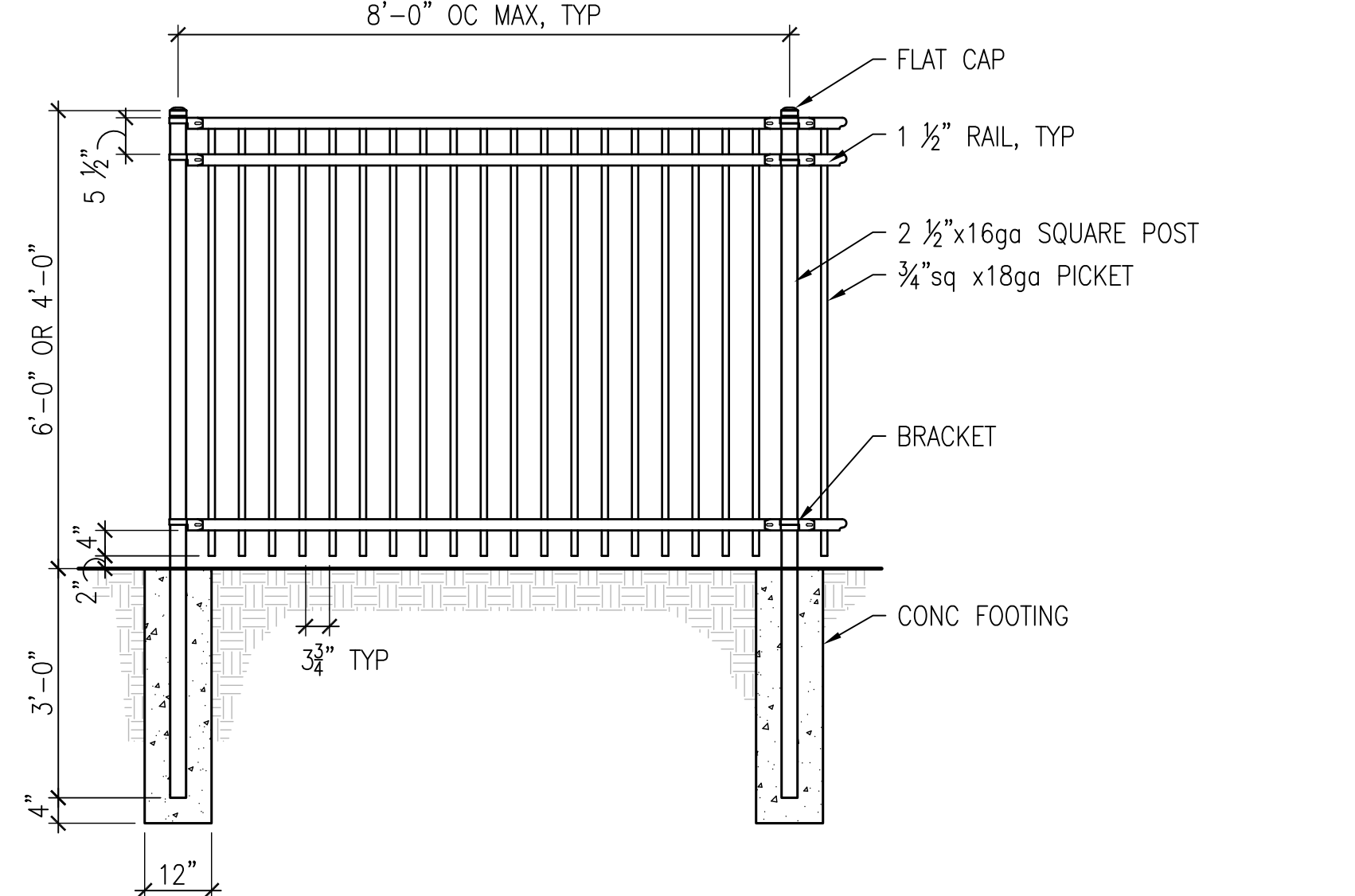
BEGA-US 1000 BEGA Way, Carpinteria, CA 93013 (805)684-0533 FAX (805)566-9474 www.bega-us.com
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16 WALL LIGHT
SCALE: NTS

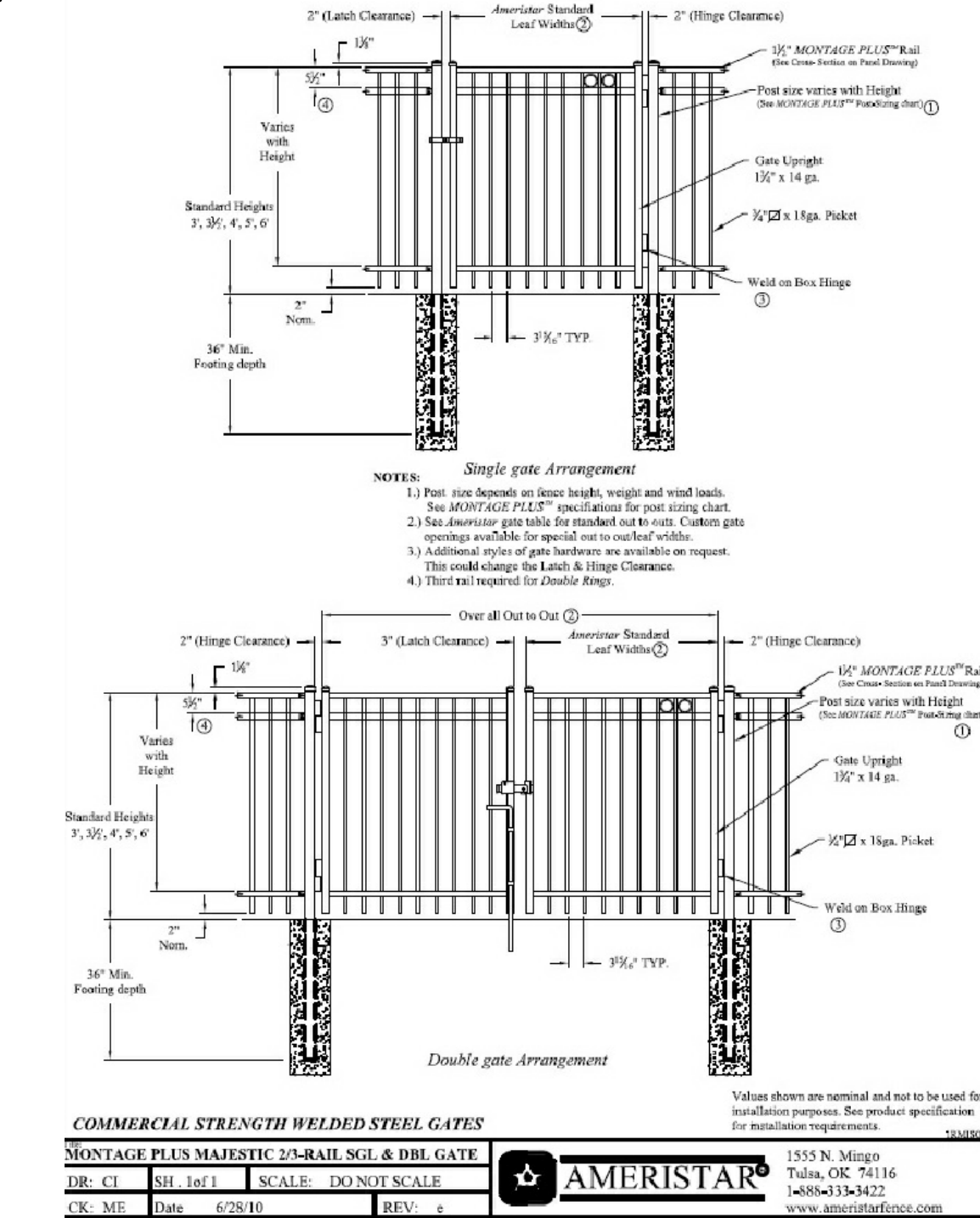
12 ORNAMENTAL METAL GATES
SCALE: NTS

10 ORNAMENTAL METAL FENCE
SCALE: 1/2"=1'-0"

9 SYNTHETIC HEADER
SCALE: 1 1/2"=1'-0"

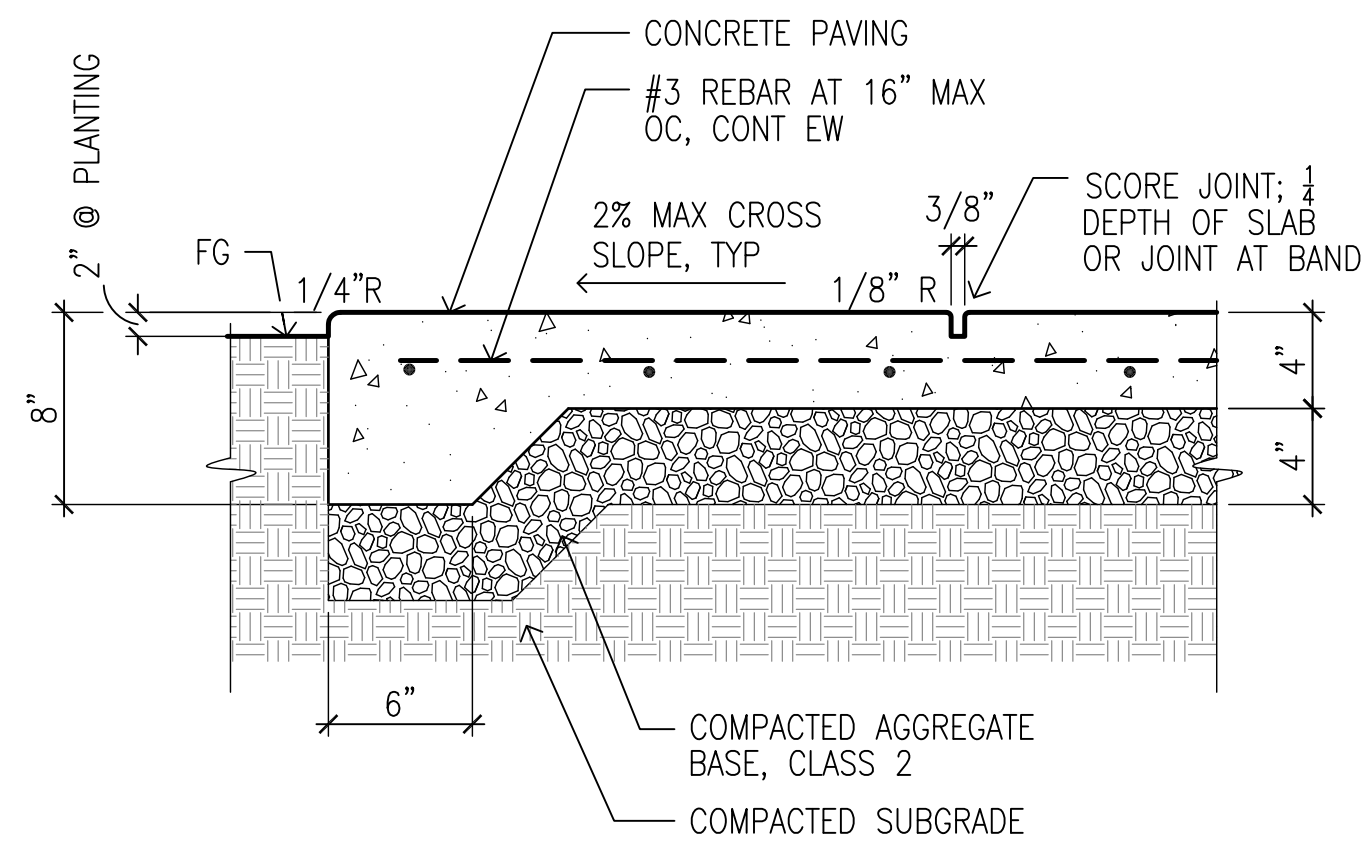


10 ORNAMENTAL METAL FENCE
SCALE: 1/2"=1'-0"

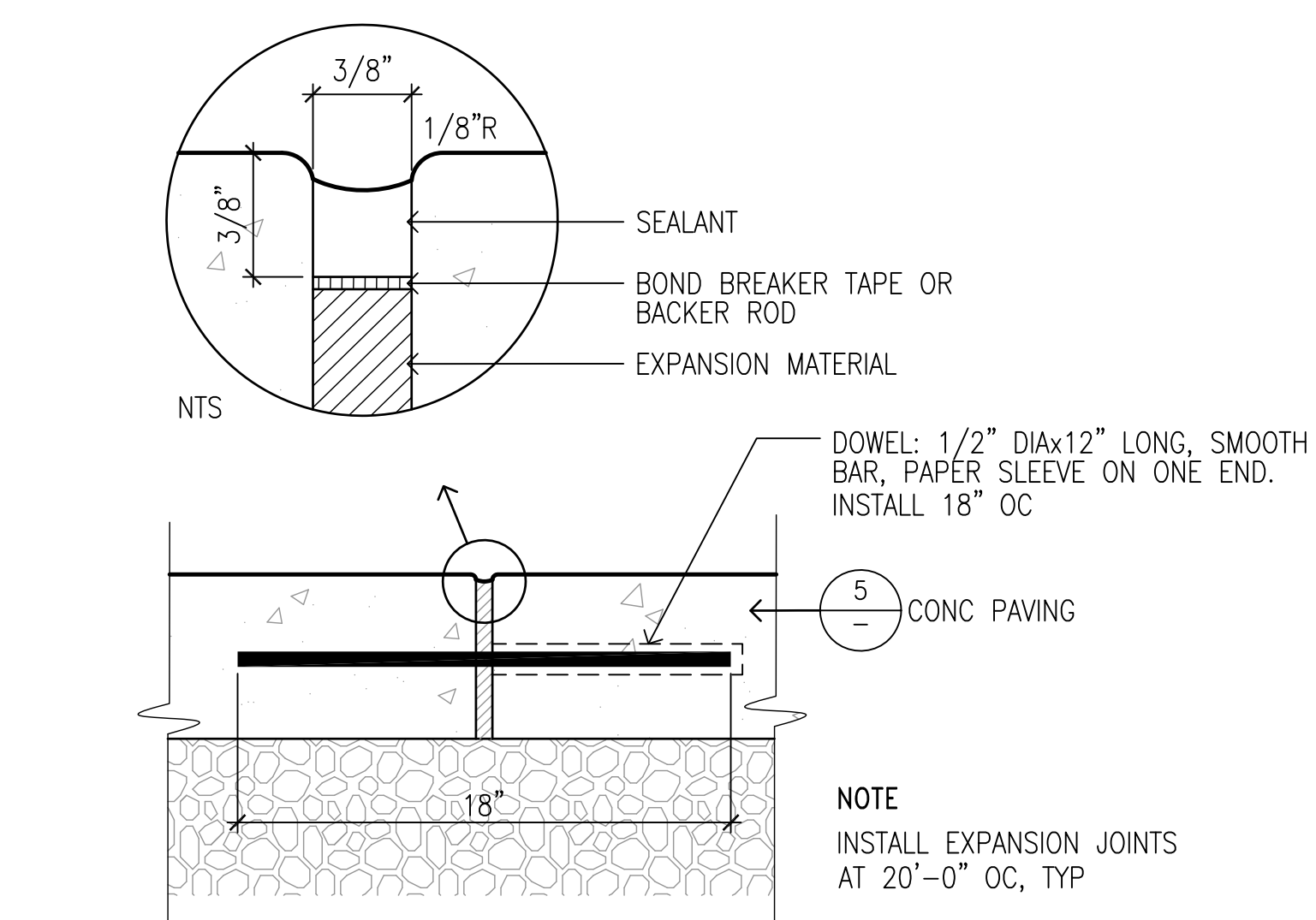


COMMERCIAL STRENGTH WELDED STEEL GATES
MONTAGE PLUS MAESTIC 2 1/2-RAIL SCL & DBL GATE
DR: CT SH: 1 of 1 SCALE: DO NOT SCALE
AK: ME Date: 6/28/10 REV: 4
1553 N. Miage
Tulsa, OK 74116
405-933-9422
www.ameristar.com

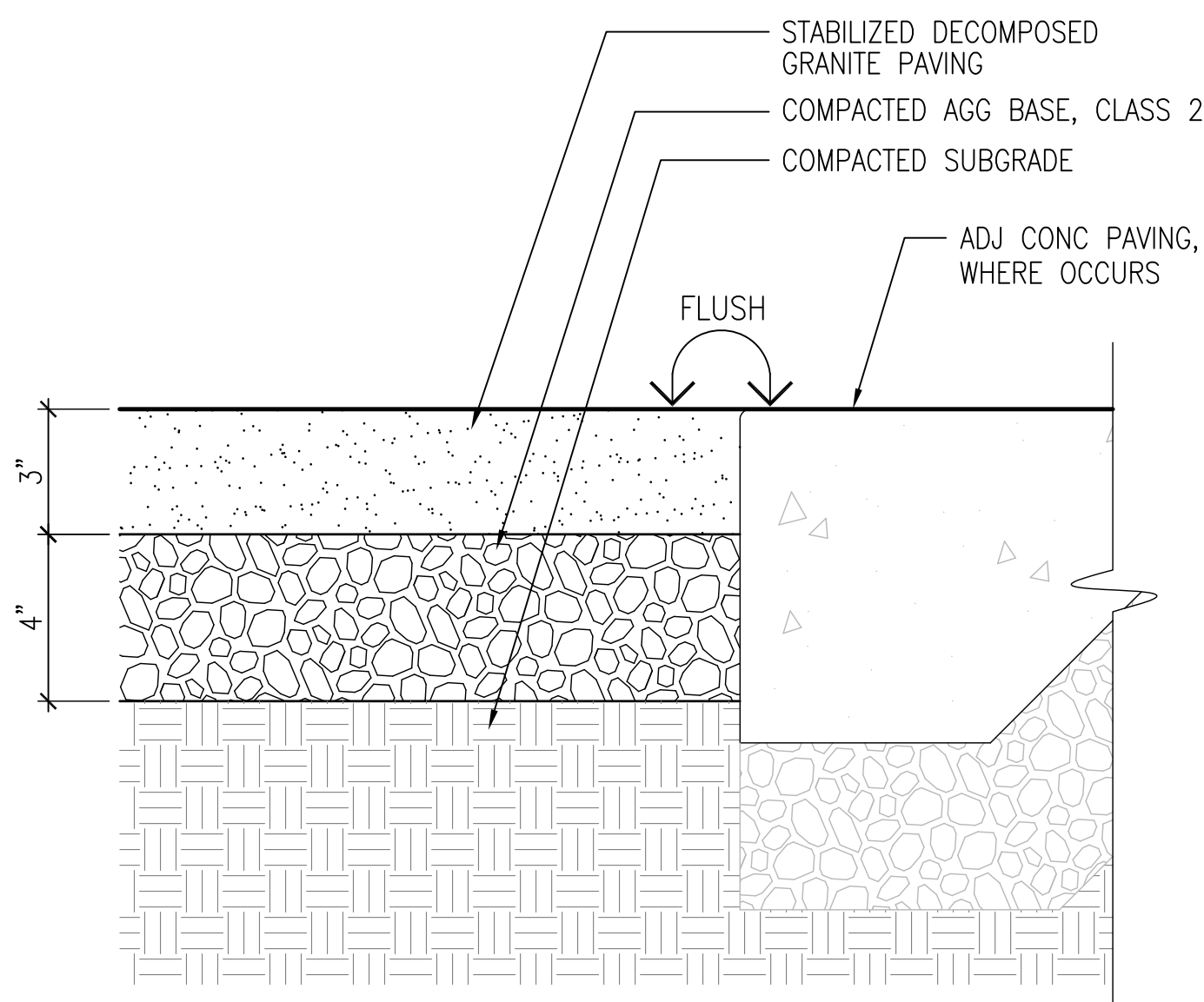
5 CONCRETE PAVING
SCALE: 1 1/2"=1'-0"



5 CONCRETE PAVING
SCALE: 1 1/2"=1'-0"

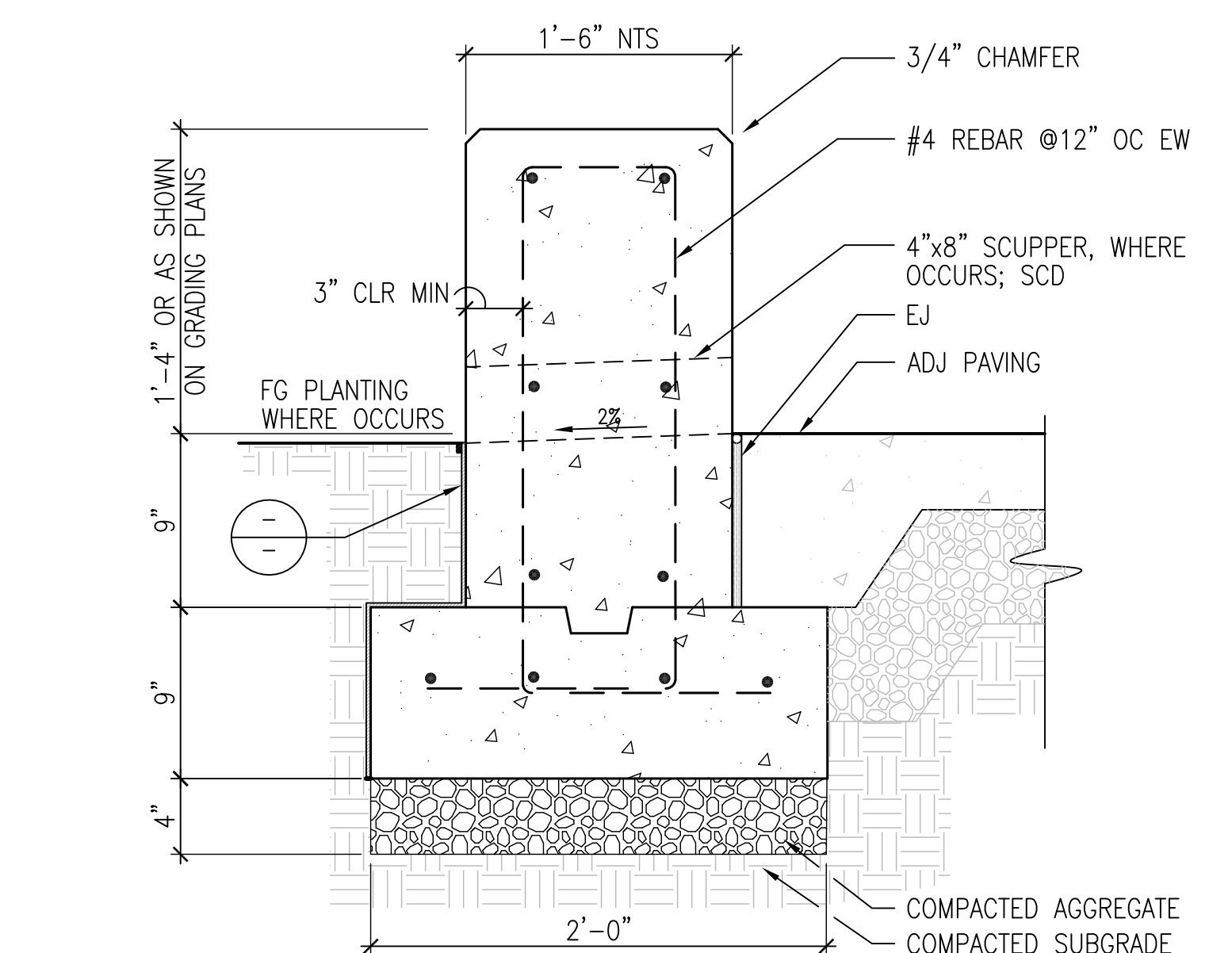


6 EXPANSION JOINT
SCALE: 3"=1'-0"

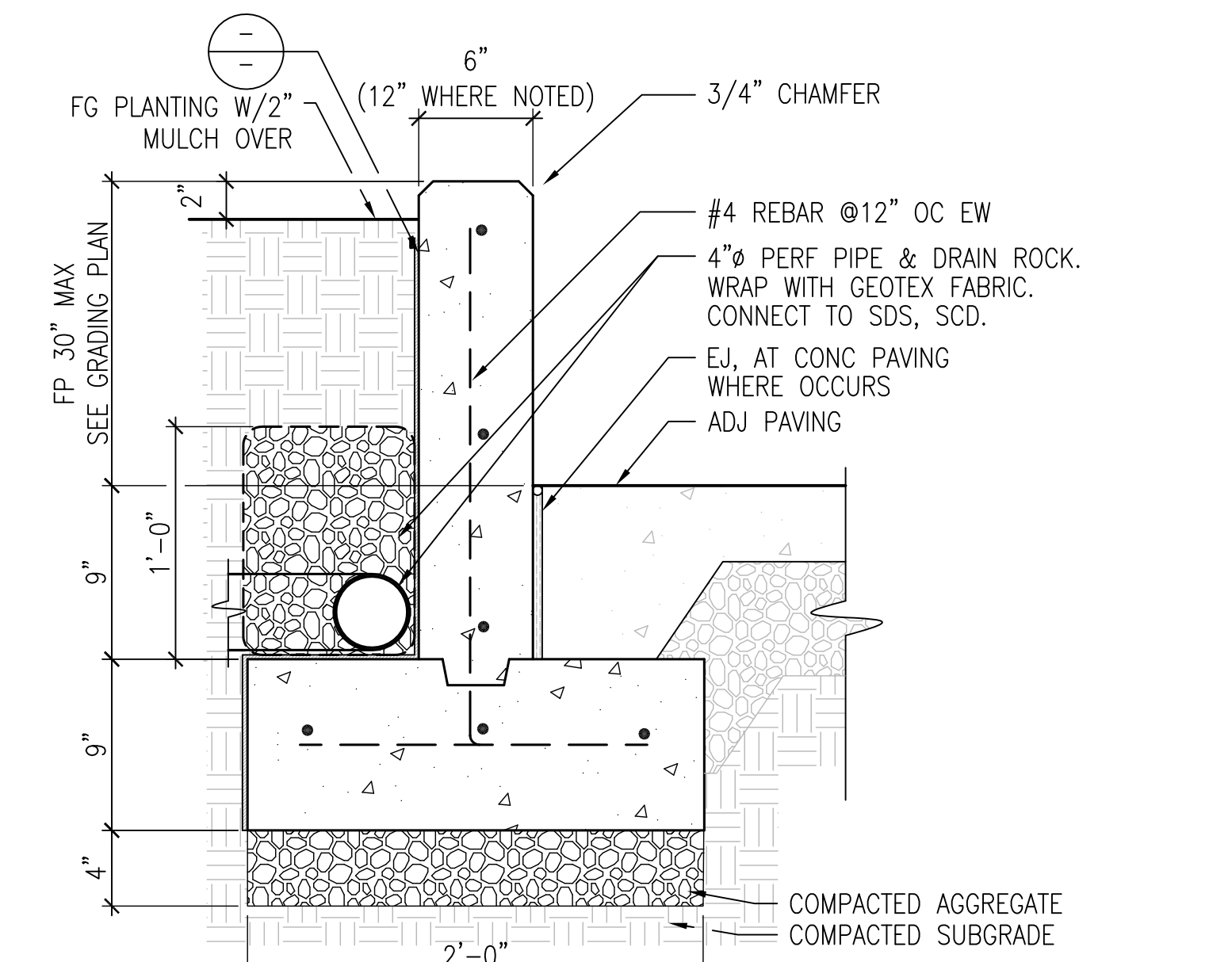


7 DECOMPOSED GRANITE
SCALE: 3"=1'-0"

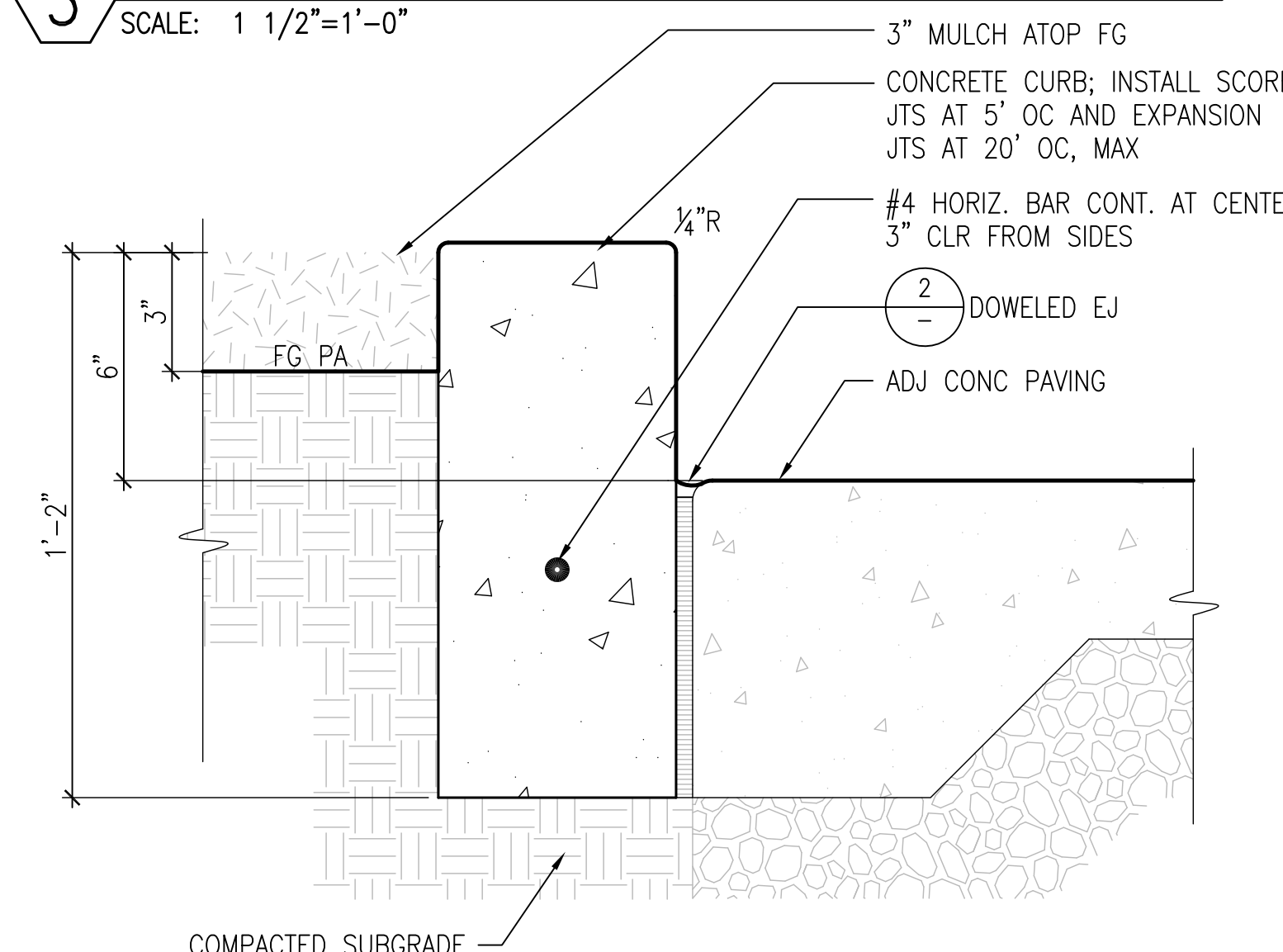
1 CONCRETE SEATWALL
SCALE: 1 1/2"=1'-0"



1 CONCRETE SEATWALL
SCALE: 1 1/2"=1'-0"



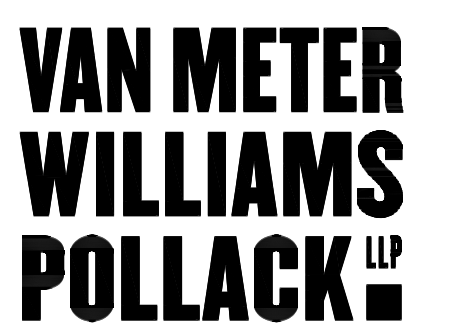
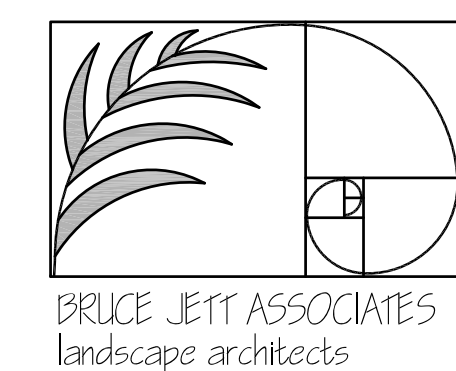
3 CONCRETE PLANTER WALL
SCALE: 1 1/2"=1'-0"



4 CONCRETE CURB
SCALE: 3"=1'-0"

VETERANS VILLAGE | L4.0 DETAILS

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13 WATER FEATURE
SCALE: NTS



14 FIRE PIT
SCALE: NTS



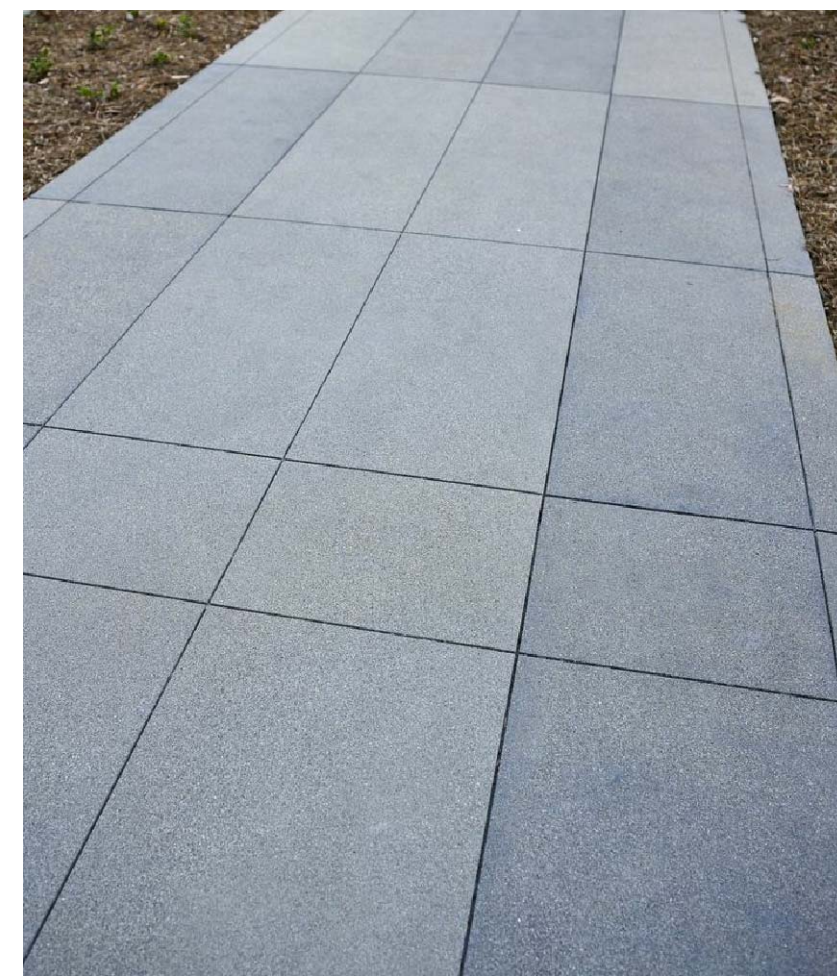
16 3 BIN - RECEPTACLE
SCALE: NTS



9 BENCH
SCALE: NTS



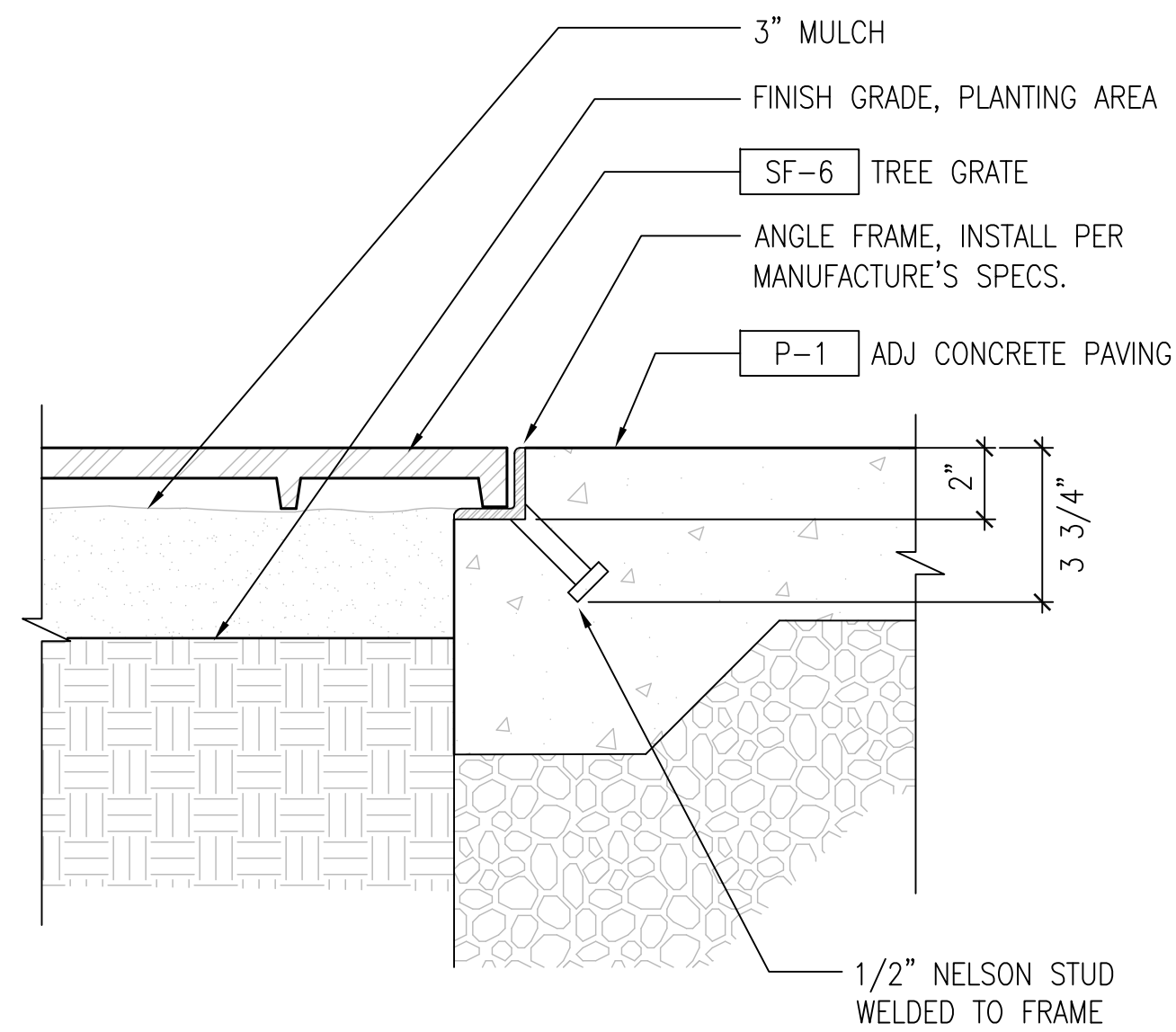
10 CONCRETE RAISED PLANTER
SCALE: NTS



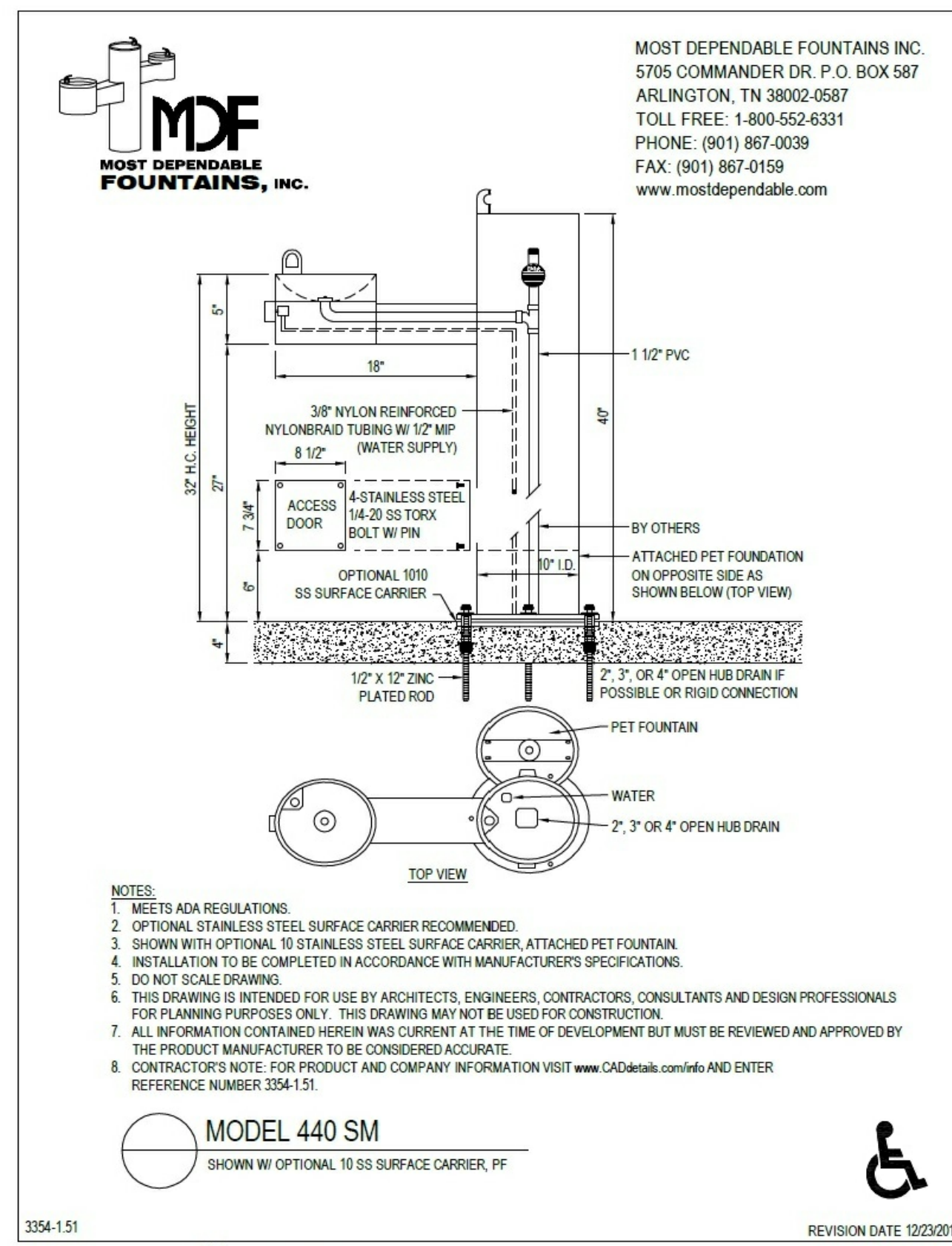
11 CONCRETE SCORING
SCALE: NTS



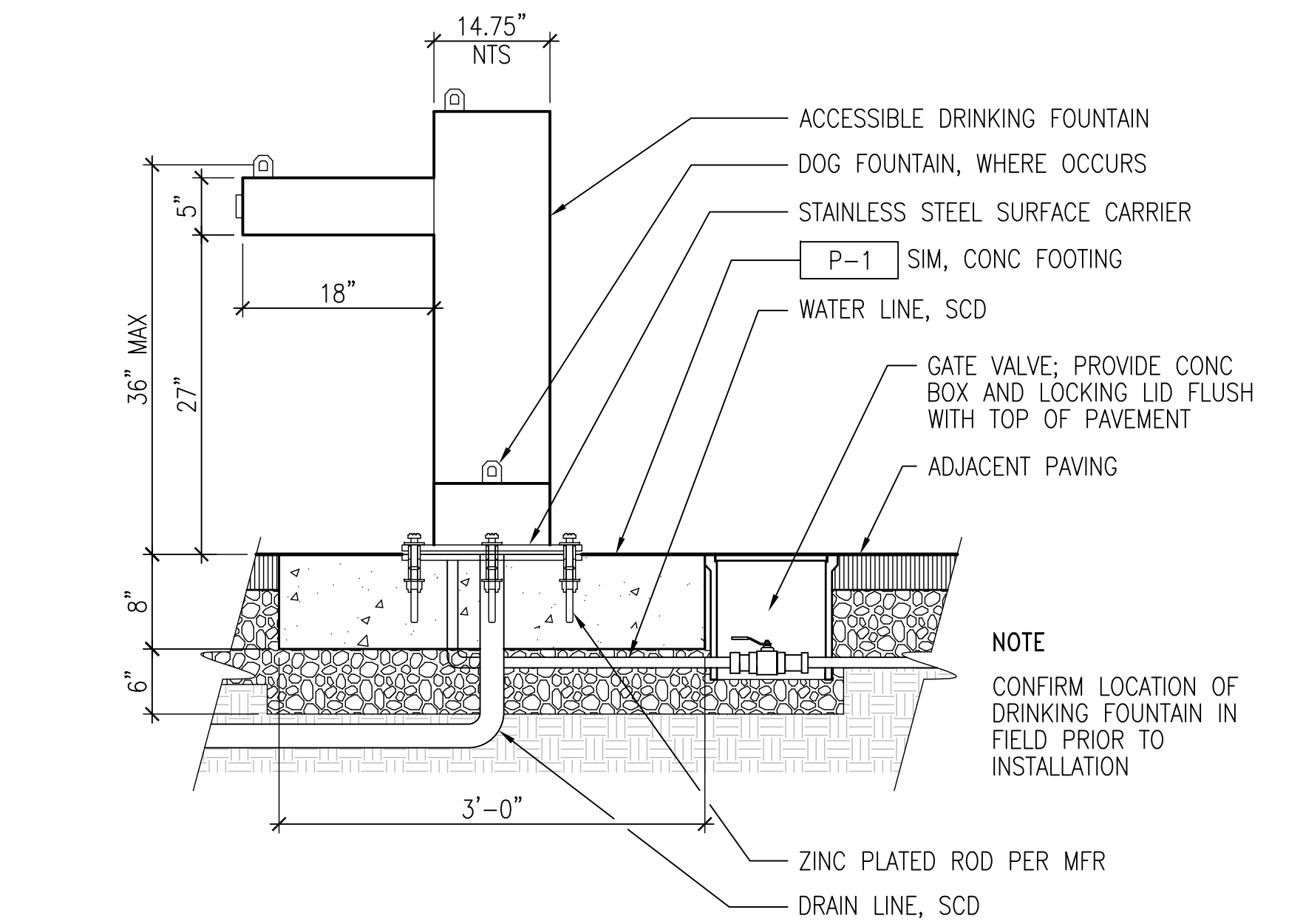
12 2 BIN - RECEPTACLE
SCALE: NTS



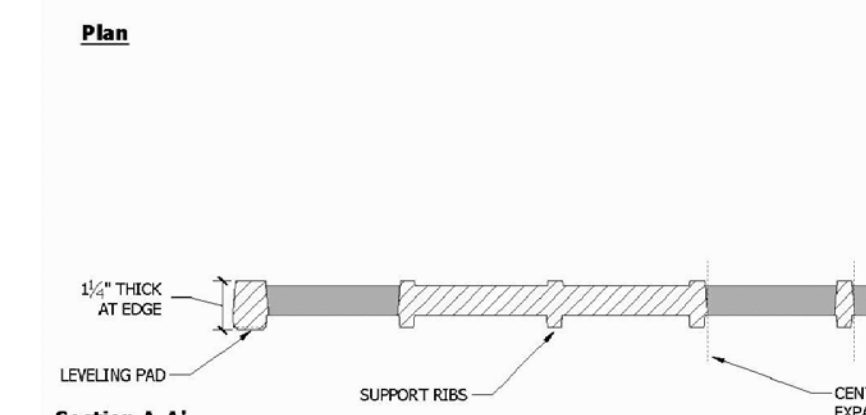
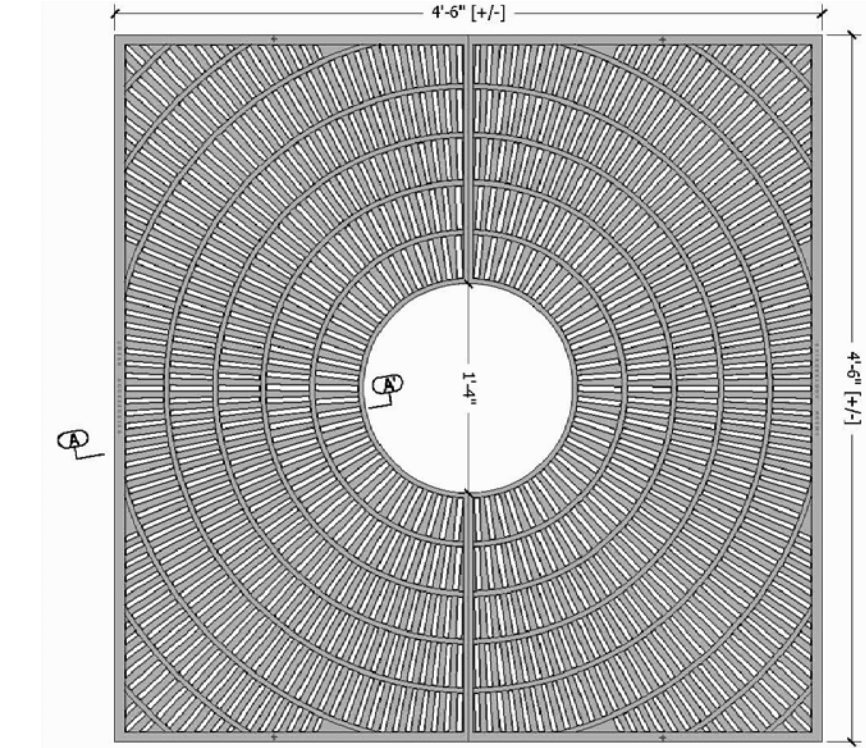
6 TREE GRATE - SECTION
SCALE: 3"=1'-0"



8 DRINKING FOUNTAIN W/DOGGIE BOWL
SCALE: NTS

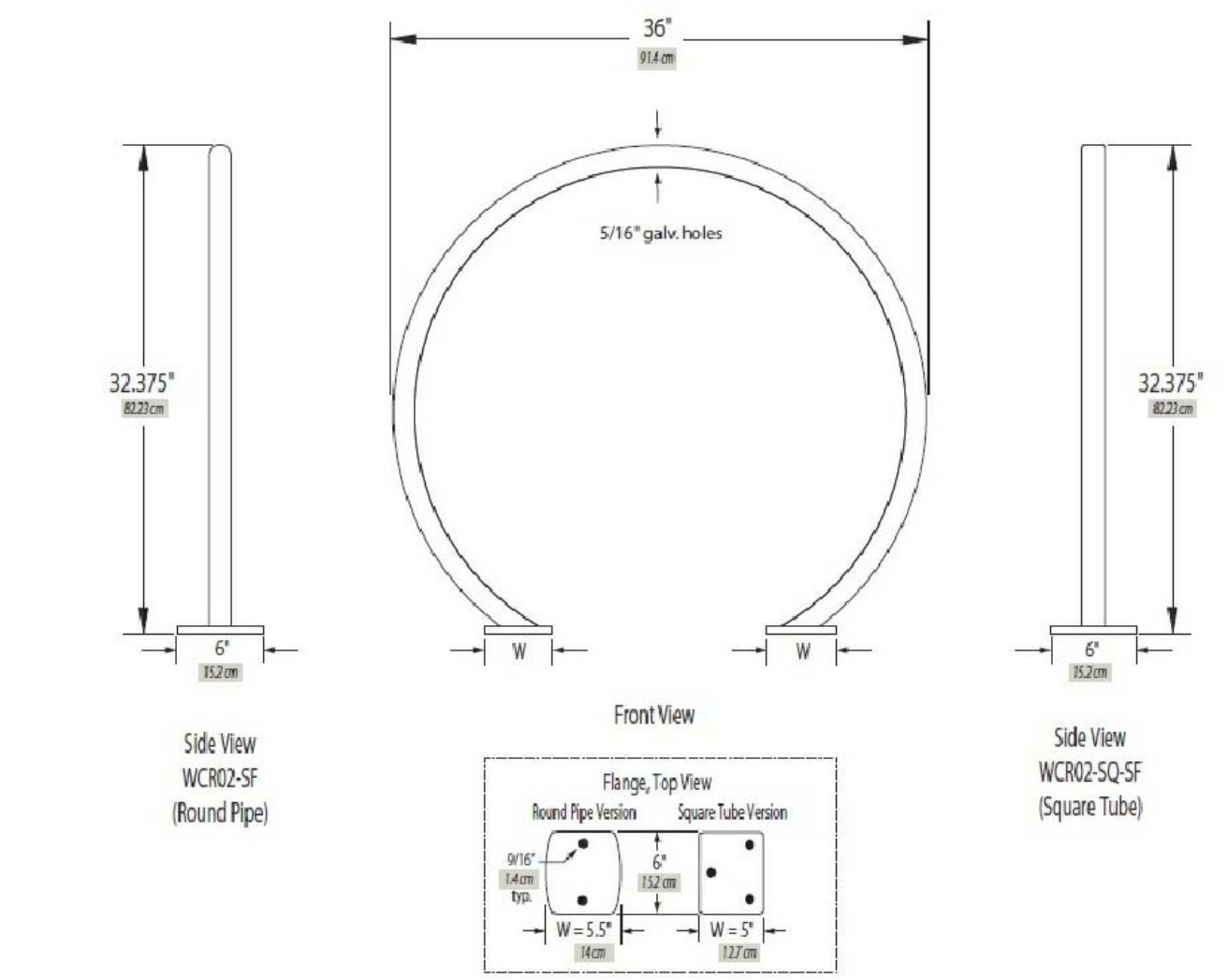


1 DRINKING FOUNTAIN WITH DOG BOWL
SCALE: 1"=1'-0"



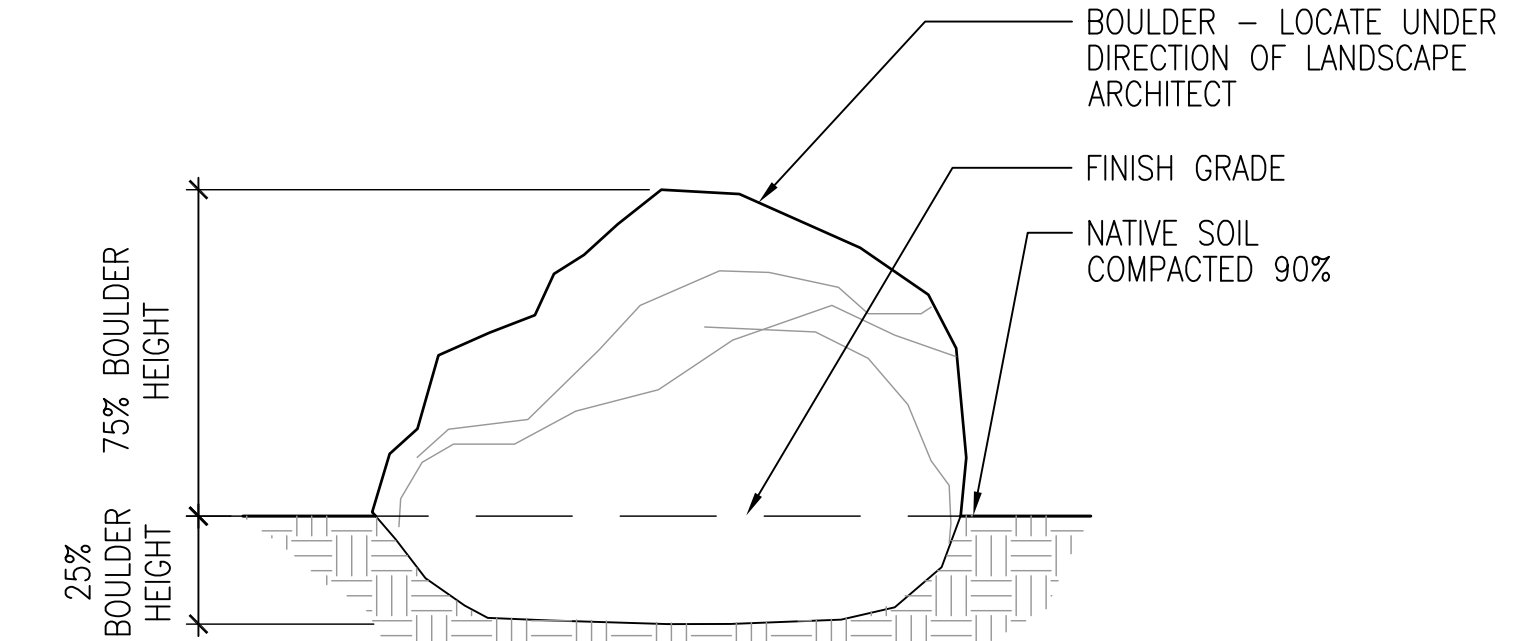
5 TREE GRATE - PLAN
SCALE: NTS

SPECIFICATIONS
- Material will be high quality 100% recycled gray iron; ASTM A48 class 30s or better; hardness 170-223 brinell (unless specified otherwise; see below).
- Material:
o Gray iron ASTM A48 (standard)
o Aluminum, ASTM B26
o Ductile iron, (required for all load ratings higher than pedestrian)
o ASTM A536 class 65-45-12
o Inical bronze (ASTM B53)
o Bronze (ASTM B26)
- Finish will be natural patina of raw iron (unless specified otherwise; see below).
- Finish:
o Raw (standard)
o Rust conditioner
o Powdered Powder Coat
o Liquid Coat (wet paint)
- Color:
o Please specify standard US color or int. name and color code
o Brush (bronze/steel/aluminum only)
o Patin (bronze/steel/aluminum only)
o Oil-rubbed Gray iron and ductile iron only
- Other:
- Dimensions are nominal.
- Notes:
1) Cast in two pieces.
2) Grate is 1/4" thick at edge.
3) Center opening expansion as 1-11" and 2-7"
4) No openings greater than 1/2", in conformance with ADA Accessibility Guidelines.
Comments:
Tree Grate
4'-6" Sq. Fan
Page: 1 of 1 Date: 4/16/12



Weller Circular Rack, Surface Flange						
Tubing	Model	Weight	Finish Options	Height	Surface Mount Flanges (Same material as flange)	Anchors
Round Pipe	WCRO2-SF	22 lbs (10 kg)	-G Hot Dipped Galvanized -P Powder Coat (color) -GP Hot Dipped Galvanized with Powder Coat (color) -SS Stainless #4 Brush Finish	2.275" O.D. x 1.54" H (58 mm) 2.375" O.D. x 1.54" H (60 mm) 2.475" O.D. x 1.54" H (62 mm)	Schedule 40 Pipe Schedule 40 Flange each with (2) 9/16" Holes 1/2" Dia	(2) 1/2" x 2 1/2" (32mm x 64mm) Wedge Anchor Bolt
Square Tube	WCRO2-SQ-SF	28 lbs (13 kg)	-G, -GP -SS	2.475" O.D. x 1.54" H (62 mm) 2.575" O.D. x 1.54" H (64 mm) 2.675" O.D. x 1.54" H (66 mm)	Schedule 40 Square Tube Schedule 40 Flange each with (2) 9/16" Holes 1/2" Dia	(2) 1/2" x 2 1/2" (32mm x 64mm) Wedge Anchor Bolt

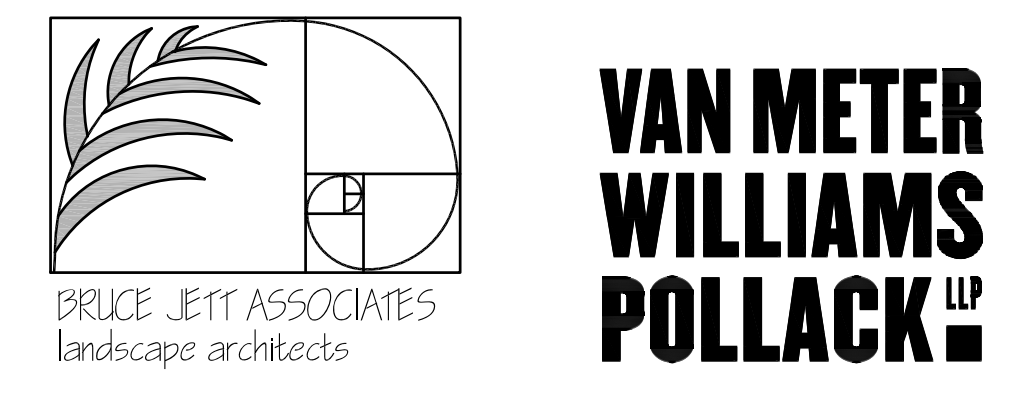
3 BIKE RACK
SCALE: NTS

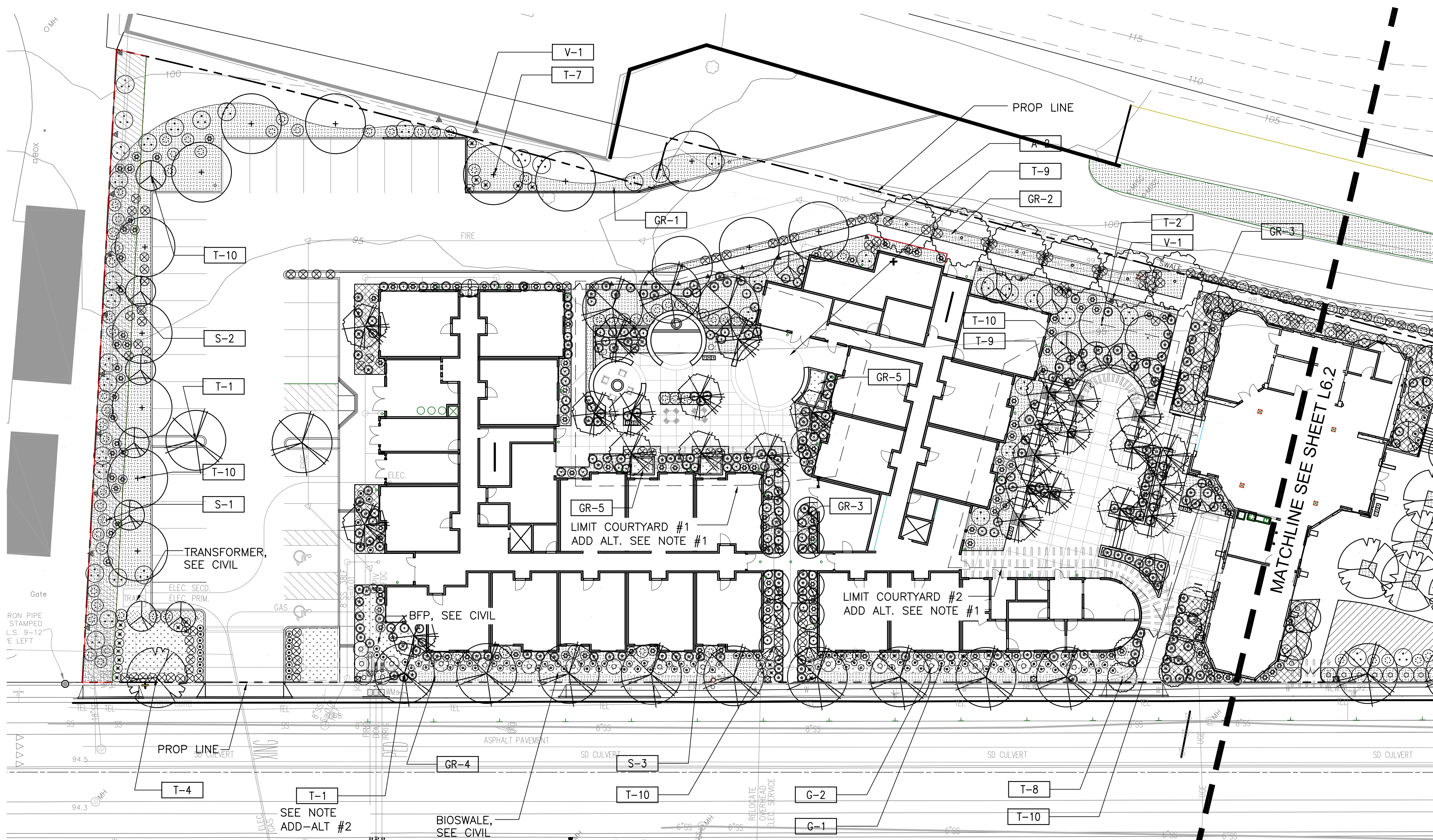


4 BOULDER
SCALE: 1 1/2"=1'-0"

VETERANS VILLAGE | L4.1 DETAILS & IMAGES

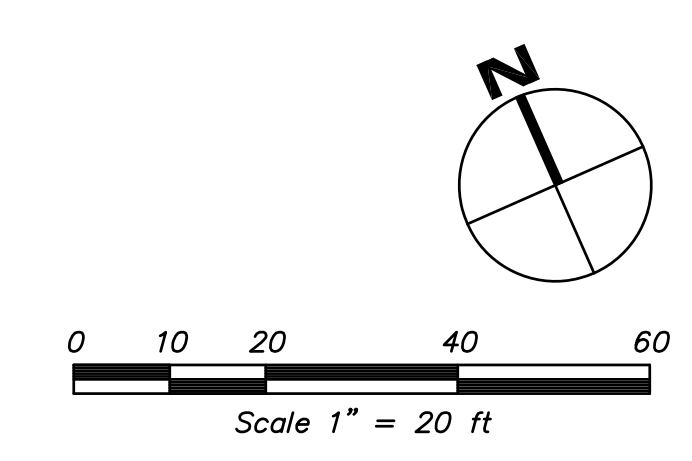
COLMA, CA | 10/17/16 | MERCY HOUSING | #1502





- NOTES:
- 1) IRRIGATION SYSTEM TO BE FULLY AUTOMATIC WEATHER-BASED SYSTEM USING LOW FLOW DRIP AND BUBBLER DISTRIBUTION.
 - 2) THESE PLANS COMPLY WITH THE CRITERIA OF THE CALIFORNIA MODEL WATER EFFICIENCY ORDINANCE AND APPLY THOSE CRITERIA FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

- ADD ALTERNATES:
- 1) ALL TREE IN COURTYARDS (#1 & #2) TO BE 24" BOX.
 - 2) ALL STREET TREES TO BE 24" BOX



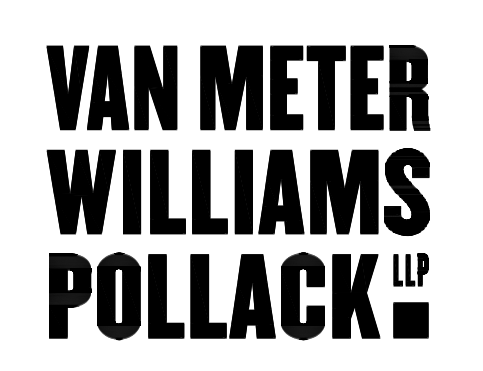
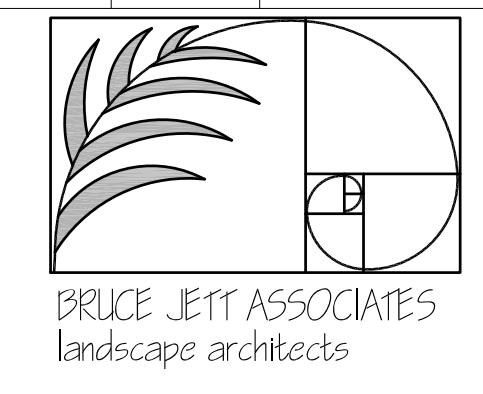
KEY	SYMBOL	QNTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
LANDSCAPE AND STREET TREES							
T-1		EA	ACER RUBRUM	SCARLET MAPLE	15 GAL	AS SHOWN	STANDARD
T-2		EA	GINKGO BILOBA	MAIDENHAIR TREE	15 GAL	AS SHOWN	STANDARD
T-3		EA	LOPHOSTEMON CONFERTUS	BRISBANE BOX	15 GAL	AS SHOWN	STANDARD
T-4		EA	PYRUS CALLERYANA	ORNAMENTAL PEAR	15 GAL	AS SHOWN	STANDARD
T-5		EA	TRISTANIA LAURINA	WATER GUM	15 GAL	AS SHOWN	STANDARD
T-6		EA	QUERCUS AGRIFOLIA	COAST LIVE OAK	15 GAL	AS SHOWN	STANDARD
T-7		EA	ULMUS PARVIFOLIA	CHINESE ELM	15 GAL	AS SHOWN	STANDARD

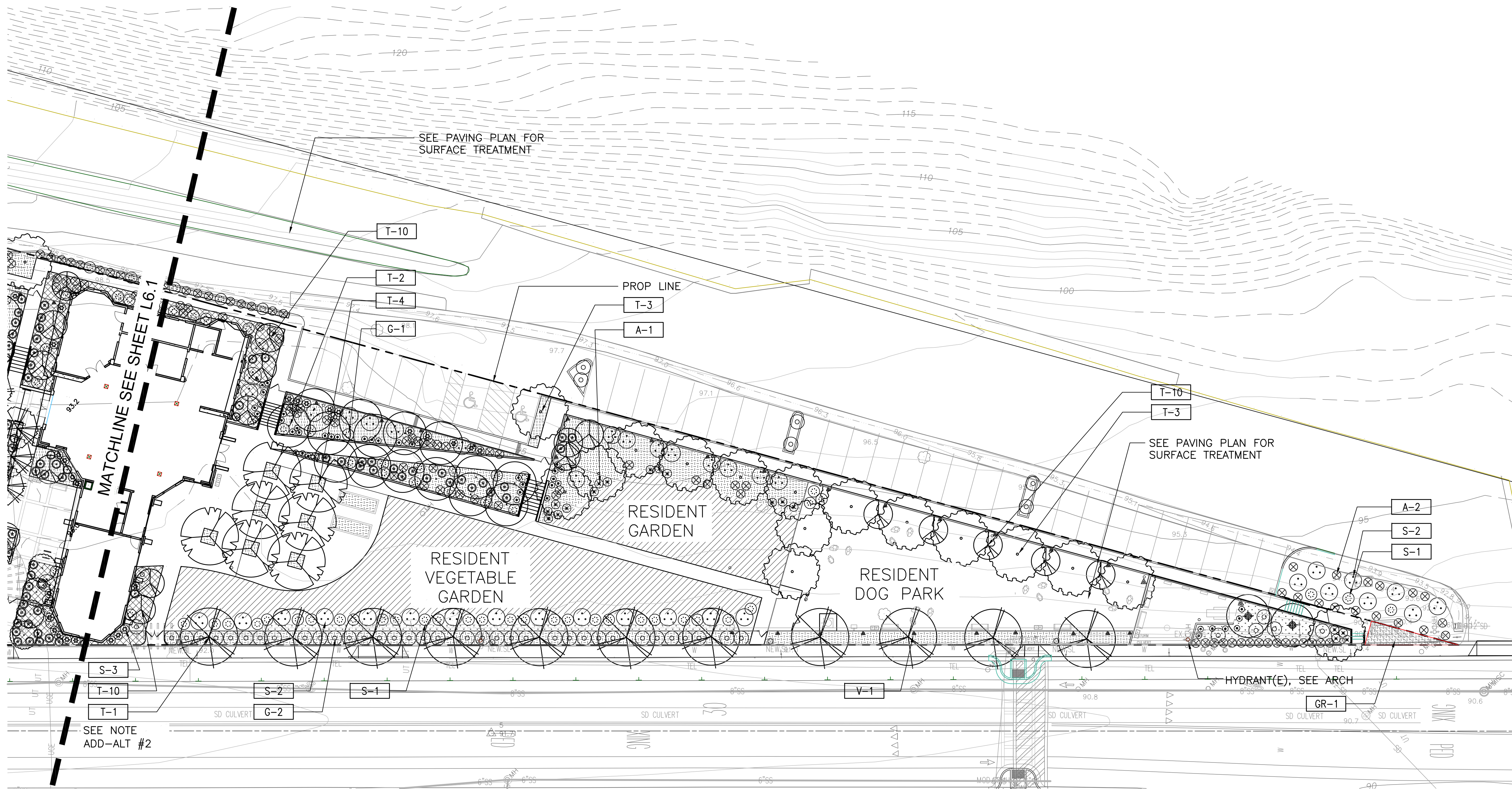
KEY	SYMBOL	QNTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
ACCENT TREES							
T-8		EA	ARBUTUS MARINA	STRAWBERRY TREE	15 GAL	AS SHOWN	STANDARD
T-9		EA	CORNUS SSP	FLOWERING DOGWOOD	15 GAL	AS SHOWN	STANDARD
T-10		EA	CERCIS OCCIDENTALIS	WESTERN REDBUD	15 GAL	AS SHOWN	STANDARD
MEDIUM SHRUBS							
S-1		EA	WESTRINGIA FRUTICOSA	COAST ROSEMARY	5 GAL.	AS SHOWN	SUN/SHADE
S-2		EA	RHAMNUS CALIFORNICA 'MOUND SAN BRUNO'	COFFEEBERRY	5 GAL.	AS SHOWN	SUN/SHADE
S-3		EA	TRIBES SANGUINEUM	PINK FLOWERING CURRANT	5 GAL.	AS SHOWN	SUN/SHADE
ACCENT							
A-1		EA	CISTUS PULVERULENTUS	ROCKROSE	1 GAL	AS SHOWN	SUN
A-2		EA	DIETES IRIDIODES	FORTNIGHT LILY	1 GAL.	AS SHOWN	SUN/SHADE
A-3			WOODWARDIA FIMBRIATA	WOOD FERN			SHADE

KEY	SYMBOL	QNTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
GRASSES AND GRASS LIKE							
G-1		EA	SESLERIA AUTUMNALIS	MUTUUM MOOR GRASS	1 GAL	AS SHOWN	SUN/SHADE
G-2		EA	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL.	AS SHOWN	SUN
VINES							
V-1		EA	PARTHENOISSUS QUINQUEFOLIA	VIRGINIA CREEPER	5 GAL.	AS SHOWN	
GROUNDCOVERS							
GR-1		SF	ARCTOSTAPHYLOS EDMUNSI	CARPET MANZANITA	5 GAL.	18" O.C.	EQUAL MIX BETWEEN EACH SPECIES
			GREVILLEA 'COASTAL GEM'	COASTAL GEM GREVILLEA	1 GAL.	12" O.C.	
			CEANOTHUS GRISEUS 'YANKEE POINT'	YANKEE POINT CEANOTHUS	1 GAL.	24" O.C.	
GR-3		SF	FRAGARIA CHILOENSIS	BEACH STRAWBERRY	1 GAL	12" O.C.	50-50 MIX BETWEEN BOTH SPECIES
			SATUREJA DOUGLASII	YERBA BUENA	8" POT	24" O.C.	
GR-5		SF	MYOPORUM PARVIFOLIUM	MYOPORUM	1 GAL	24" O.C.	STORMWATER
GR-6		SF	BARK MULCH	BARK MULCH			3" MIN DEPTH

VETERANS VILLAGE | L6.1 PARTIAL PLANTING PLAN

COLMA, CA | 10/17/16 | MERCY HOUSING | #1502





- NOTES:
- 1) IRRIGATION SYSTEM TO BE FULLY AUTOMATIC WEATHER-BASED SYSTEM USING LOW FLOW DRIP AND BUBBLER DISTRIBUTION.
 - 2) THESE PLANS COMPLY WITH THE CRITERIA OF THE CALIFORNIA MODEL WATER EFFICIENCY ORDINANCE AND APPLY THOSE CRITERIA FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

- ADD ALTERNATES:
- 1) ALL TREE IN COURTYARDS (#1 & #2) TO BE 24" BOX.
 - 2) ALL STREET TREES TO BE 24" BOX

KEY	SYMBOL	QNTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
LANDSCAPE AND STREET TREES							
T-1		EA	ACER RUBRUM	SCARLET MAPLE	15 GAL	AS SHOWN	STANDARD
T-2		EA	GINKO BILOBA	MAIDENHAIR TREE	15 GAL	AS SHOWN	STANDARD
T-3		EA	LOPHOSTEMON CONFERTUS	BRISBANE BOX	15 GAL	AS SHOWN	STANDARD
T-4		EA	PYRUS CALLERYANA	ORNAMENTAL PEAR	15 GAL	AS SHOWN	STANDARD
T-5		EA	TRISTANIA LAURINA	WATER GUM	15 GAL	AS SHOWN	STANDARD
T-6		EA	QUERCUS AGRIFOLIA	COAST LIVE OAK	15 GAL	AS SHOWN	STANDARD
T-7		EA	ULMUS PARVIFOLIA	CHINESE ELM	15 GAL	AS SHOWN	STANDARD

KEY	SYMBOL	QNTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
ACCENT TREES							
T-8		EA	ARBUTUS MARINA	STRAWBERRY TREE	15 GAL	AS SHOWN	STANDARD
T-9		EA	CORNUS SSP	FLOWERING DOGWOOD	15 GAL	AS SHOWN	STANDARD
T-10		EA	CERCIS OCCIDENTALIS	WESTERN REDBUD	15 GAL	AS SHOWN	STANDARD
MEDIUM SHRUBS							
S-1		EA	WESTRINGIA FRUTICOSA	COAST ROSEMARY	5 GAL	AS SHOWN	SUN/SHADE
S-2		EA	RHAMNUS CALIFORNICA 'MOUND SAN BRUNO'	COFFEEBERRY	5 GAL	AS SHOWN	SUN/SHADE
S-3		EA	RIBES SANGUINEUM	PINK FLOWERING CURRANT	5 GAL	AS SHOWN	SUN/SHADE
ACCENT							
A-1		EA	CISTUS PULVERULENTUS	ROCKROSE	1 GAL	AS SHOWN	SUN
A-2		EA	DIETES IRIDIOIDES	FORTNIGHT LILY	1 GAL	AS SHOWN	SUN/SHADE
A-3			WOODWARDIA FIMBRIATA	WOOD FERN			SHADE

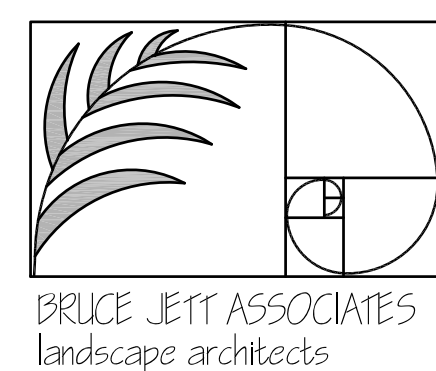
KEY	SYMBOL	QNTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
GRASSES AND GRASS LIKE							
G-1		EA	SESLERIA AUTUMNALIS	MUTUMN MOOR GRASS	1 GAL	AS SHOWN	SUN/SHADE
G-2		EA	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL	AS SHOWN	SUN
VINES							
V-1		EA	PARTHENOISSUS QUINQUEFOLIA	VIRGINIA CREEPER	5 GAL	AS SHOWN	
GROUNDCOVERS							
GR-1		SF	ARCTOSTAPHYLOS EDMUNSII	CARPET MANZANITA	5 GAL	18" O.C.	EQUAL MIX BETWEEN EACH SPECIES
			GREVILLEA 'COASTAL GEM'	COASTAL GEM GREVILLEA	1 GAL	12" O.C.	
			CEANOTHUS GRISSEUS 'YANKEE POINT'	YANKEE POINT CEANOTHUS	1 GAL	24" O.C.	
GR-3		SF	FRAGARIA CHILOENSIS	BEACH STRAWBERRY	1 GAL	12" O.C.	50-50 MIX BETWEEN BOTH SPECIES
			SATUREJA DOUGLASII	YERBA BUENA	8" POT	24" O.C.	
GR-5		SF	MYOPORUM PARVIFOLIUM	MYOPORUM	1 GAL	24" O.C.	STORMWATER
GR-6		SF	BARK MULCH	BARK MULCH			3" MIN DEPTH

VETERANS VILLAGE

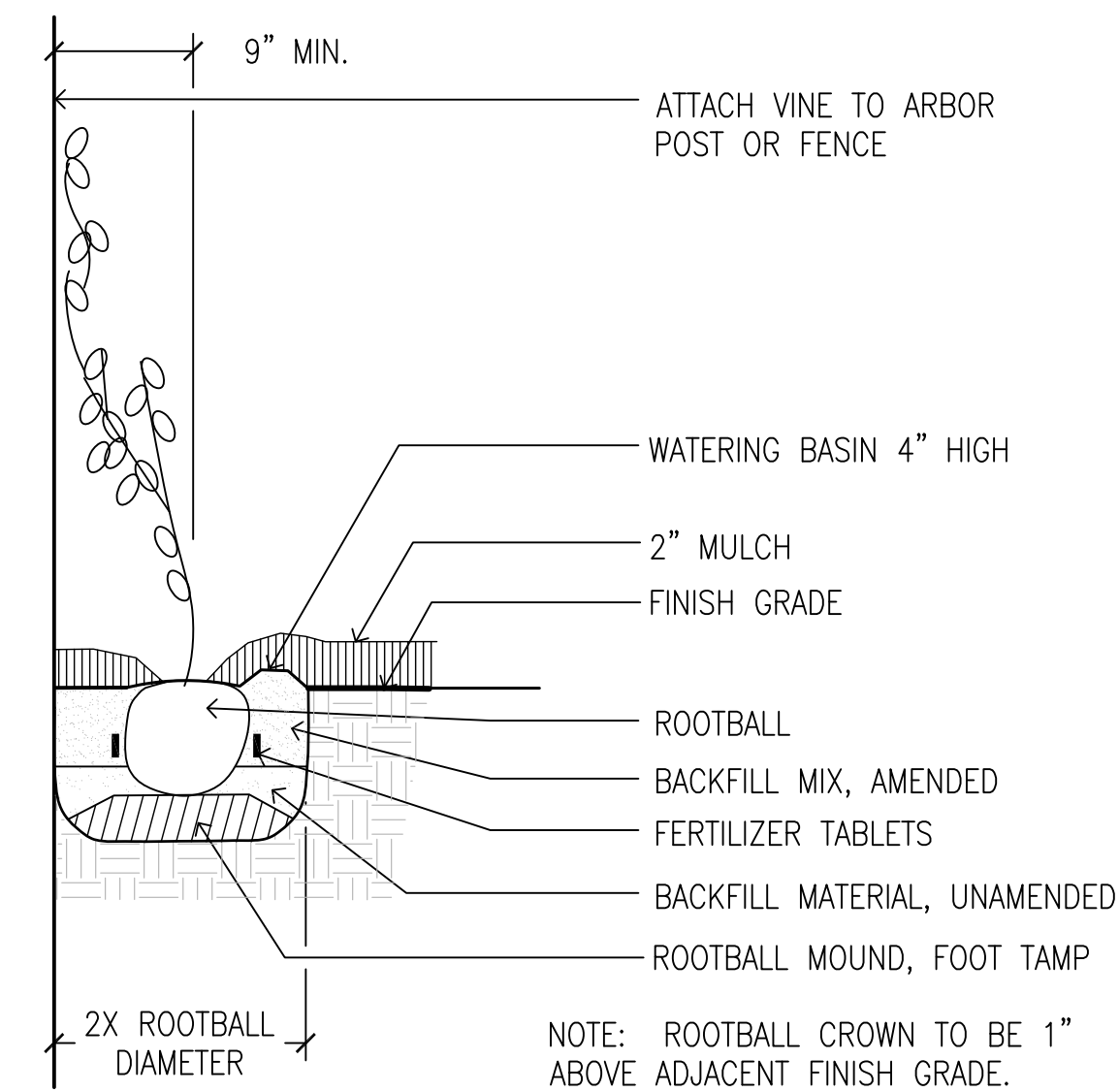
L6.2

PARTIAL PLANTING PLAN

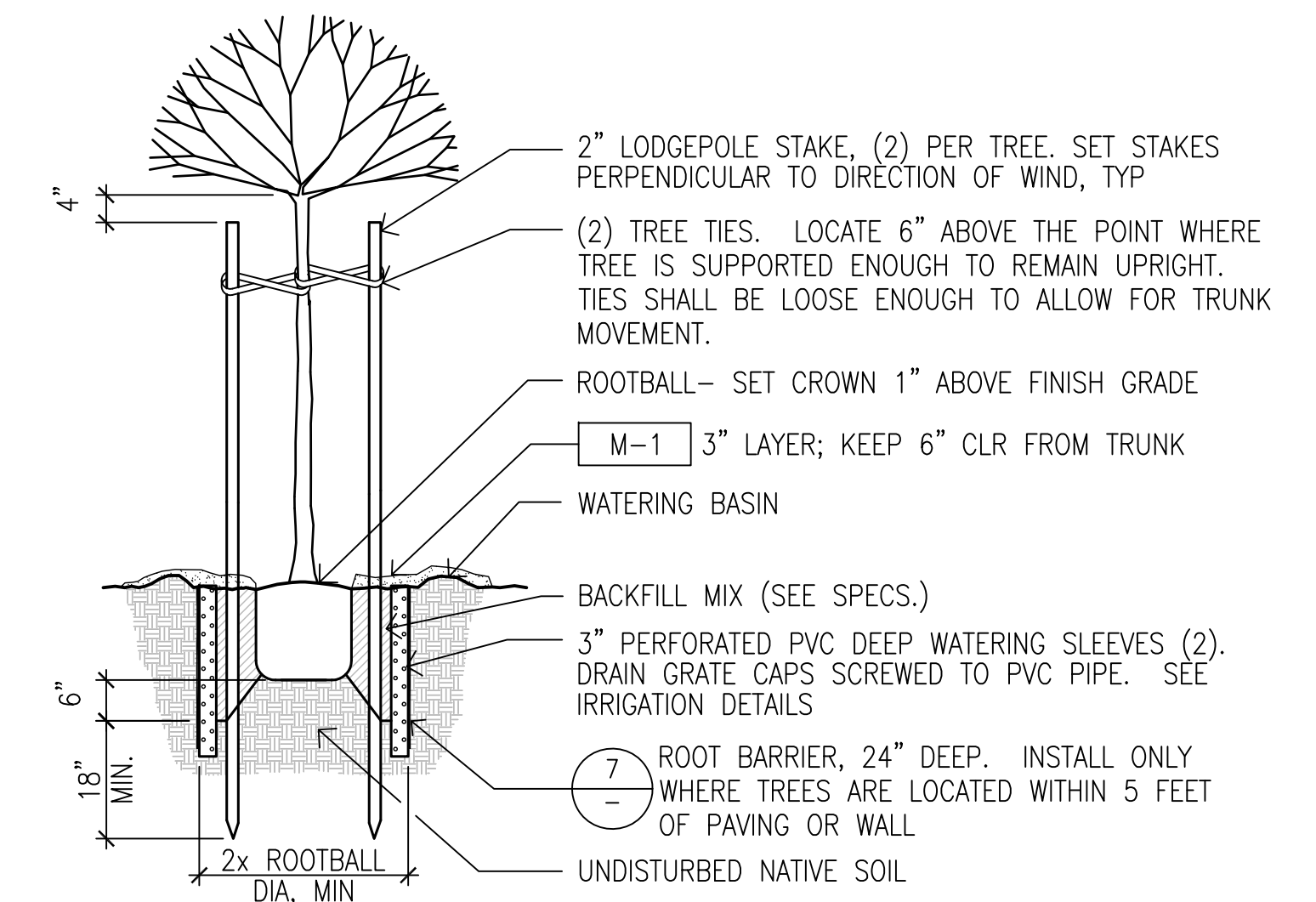
COLMA, CA | 10/17/16 | MERCY HOUSING | #1502



VAN METER WILLIAMS POLLACK LP

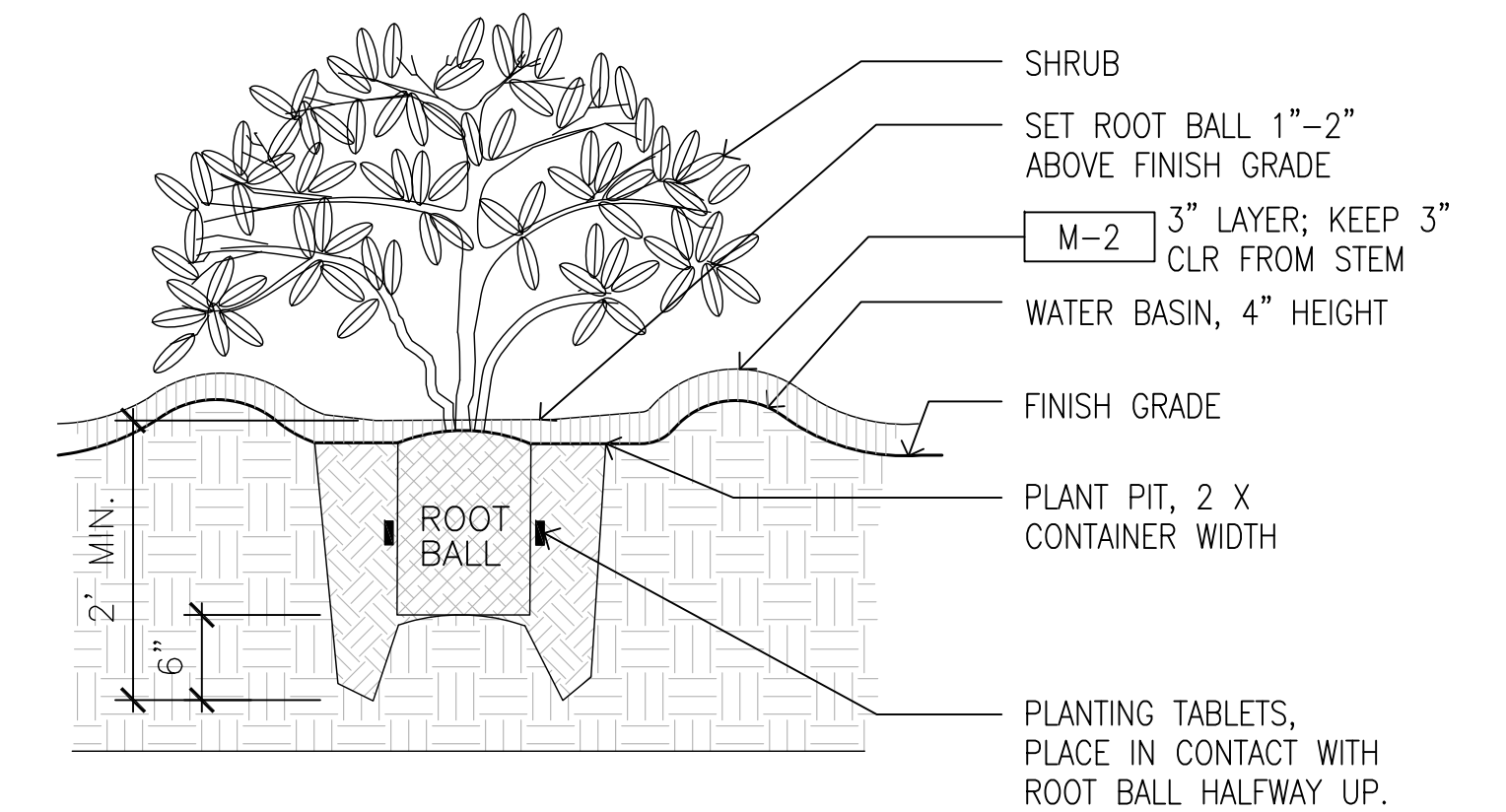


4 VINE PLANTING
SCALE: NTS



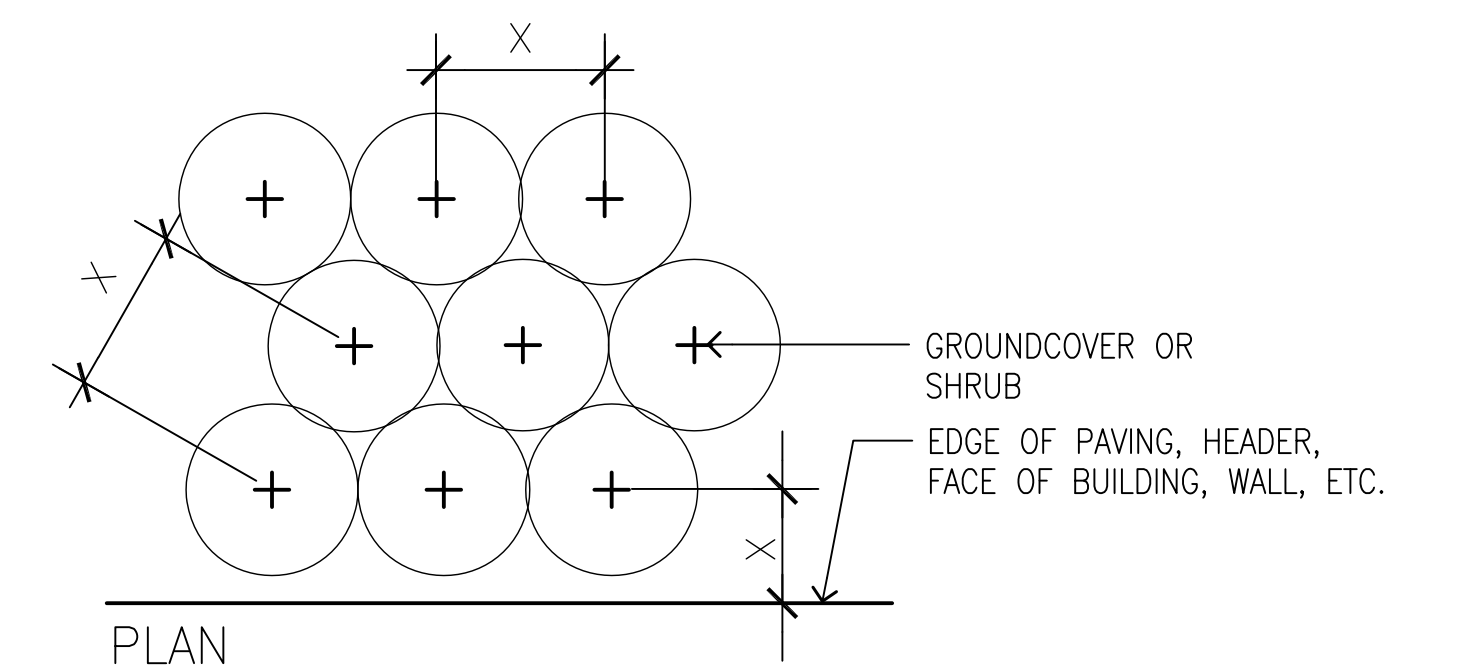
NOTE
EXCAVATE PLANTING PIT TO 2x THE WIDTH OF THE ROOTBALL. SCARIFY SIDES OF PIT.

1 TREE PLANTING
SCALE: NTS



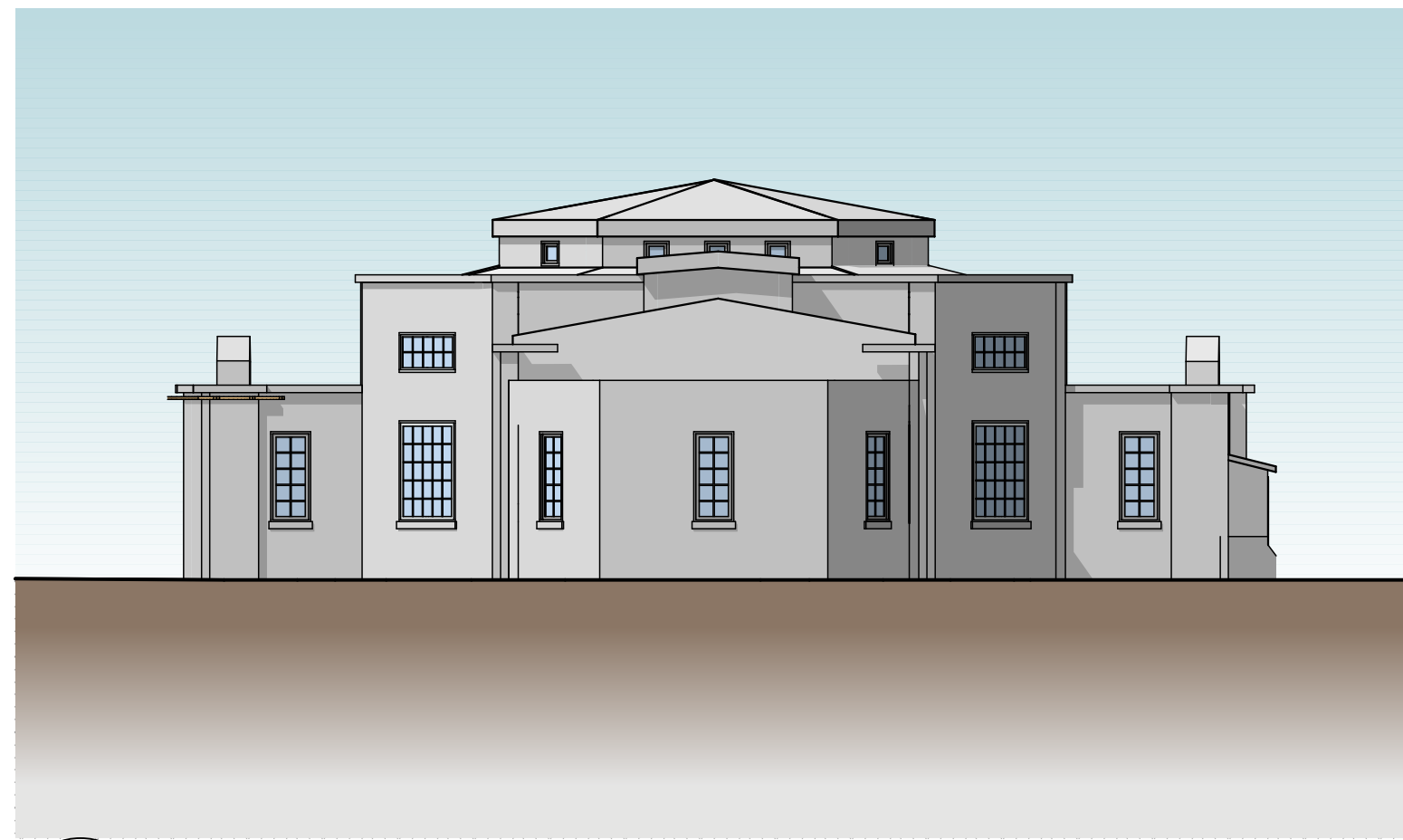
2 SHRUB PLANTING
SCALE: NTS

O.C SPACING (IN.)	4"	6"	8"	9"	12"	16"
PLANTS PER 100 S.F.	900	400	225	178	100	56
O.C SPACING (IN.)	18"	24"	30"	36"	48"	72"
PLANTS PER 100 S.F.	45	25	16	11.1	6.25	2.78

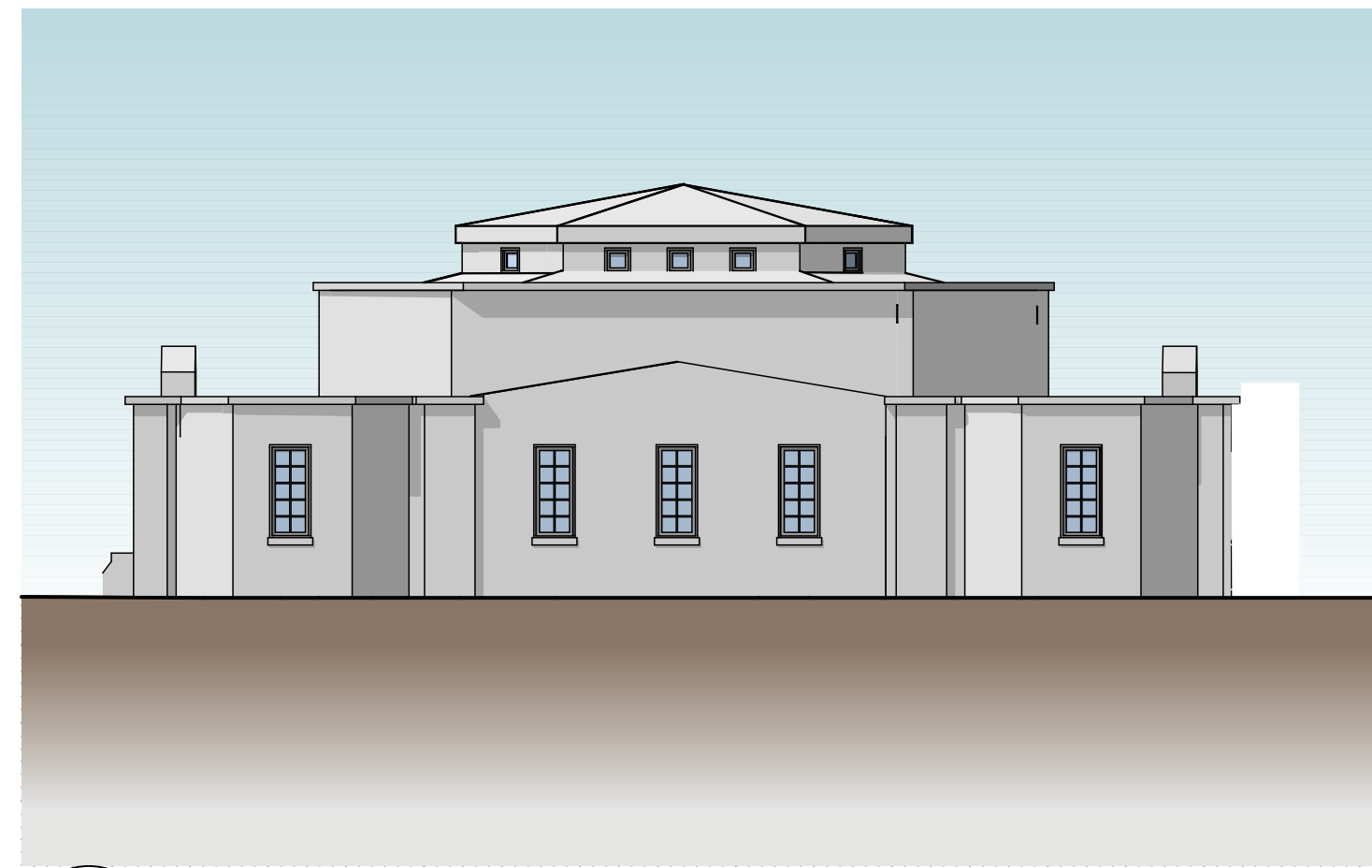


NOTE:
'X' IS GROUNDCOVER AND SHRUB SPACING AS PER LANDSCAPE PLAN, PLANT LIST, AND LEGEND

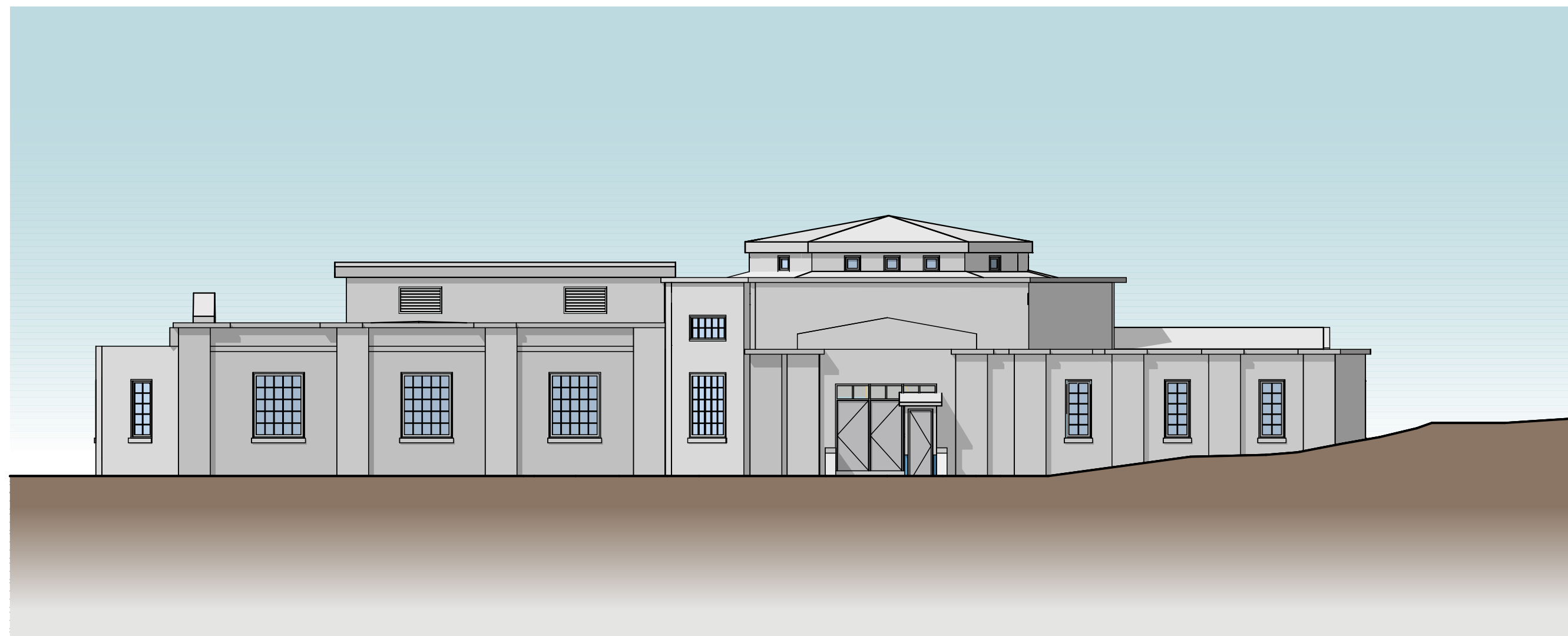
3 GROUNDCOVER PLANTING
SCALE: NTS



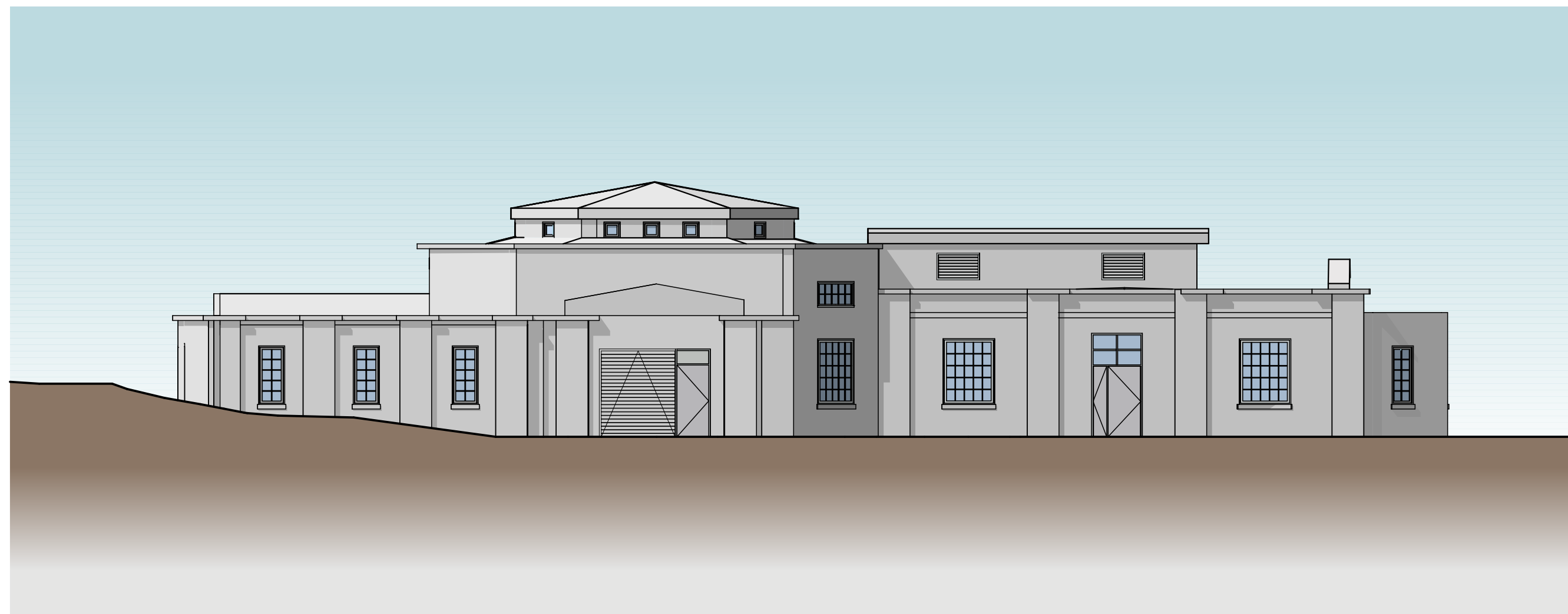
5 **EXISTING WEST ELEVATION**
A-2.01 SCALE: 3/32" = 1'-0"



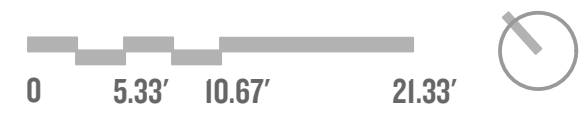
4 **EXISTING EAST ELEVATION**
A-2.01 SCALE: 3/32" = 1'-0"



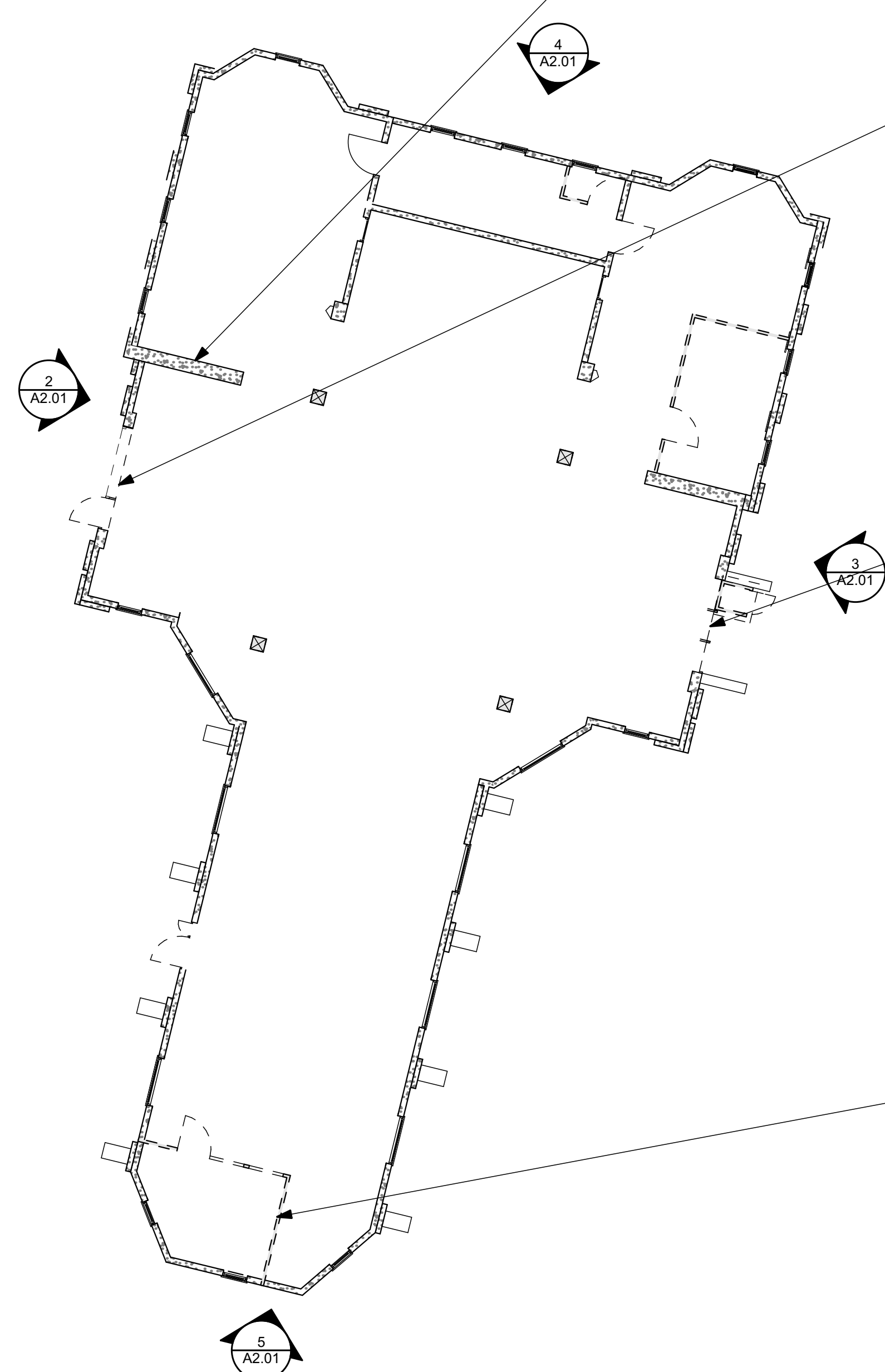
3 **EXISTING SOUTH ELEVATION**
A-2.01 SCALE: 3/32" = 1'-0"



2 **EXISTING NORTH ELEVATION**
A-2.01 SCALE: 3/32" = 1'-0"

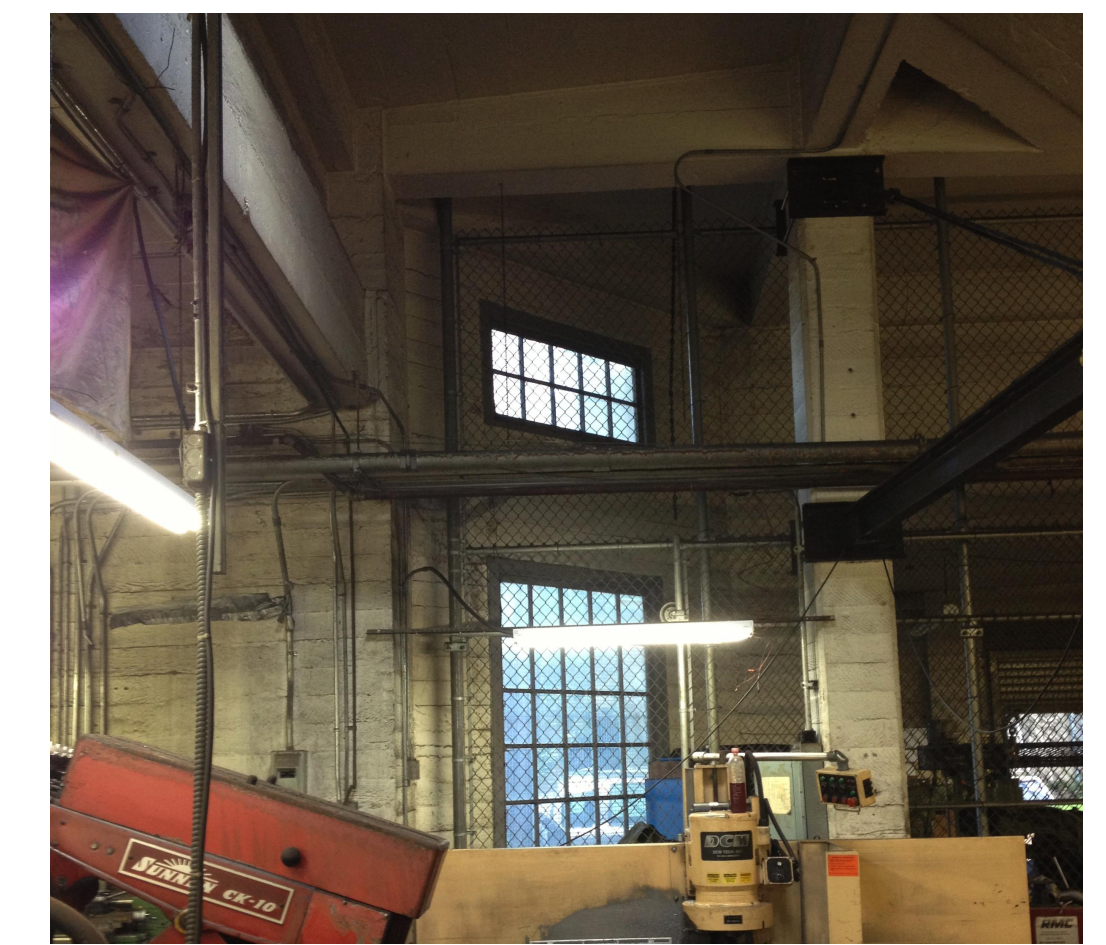


LEGEND
- - - - - (E) WOOD FRAMED WALLS TO BE REMOVED
= = = = = (E) CONCRETE WALLS TO REMAIN



1 **EXISTING/DEMOLITION PLAN**
A-2.01 SCALE: 3/32" = 1'-0"

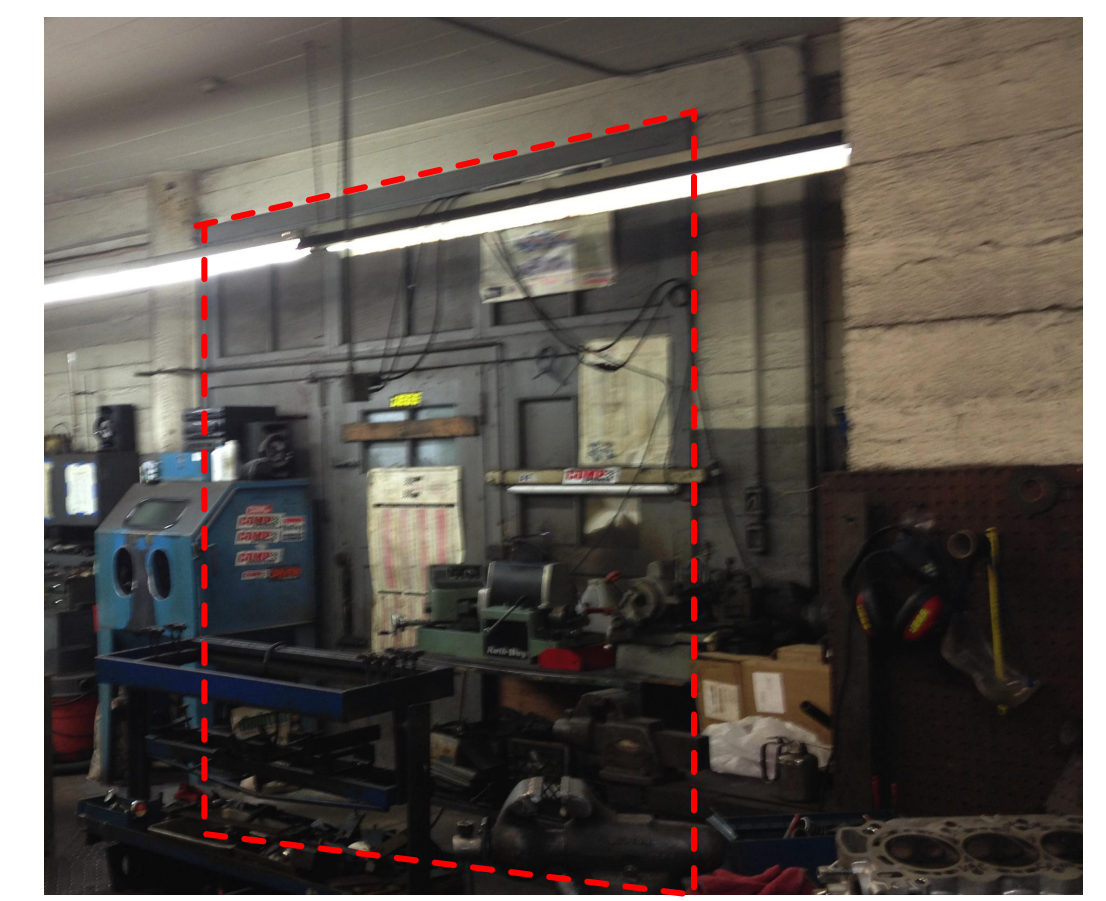
EXISTING CONCRETE STRUCTURE INCLUDING WALLS, COLUMNS, AND BEAMS TO REMAIN



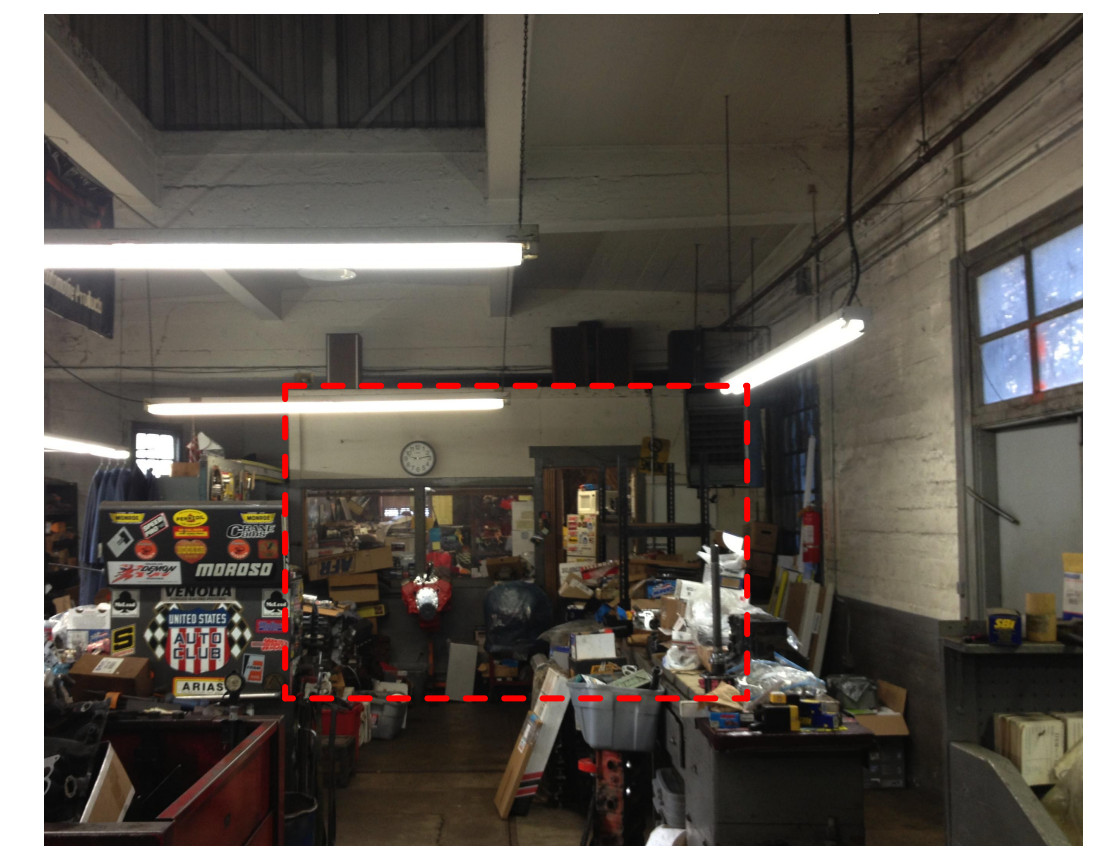
REMOVE EXISTING ROLL UP & SWING DOORS

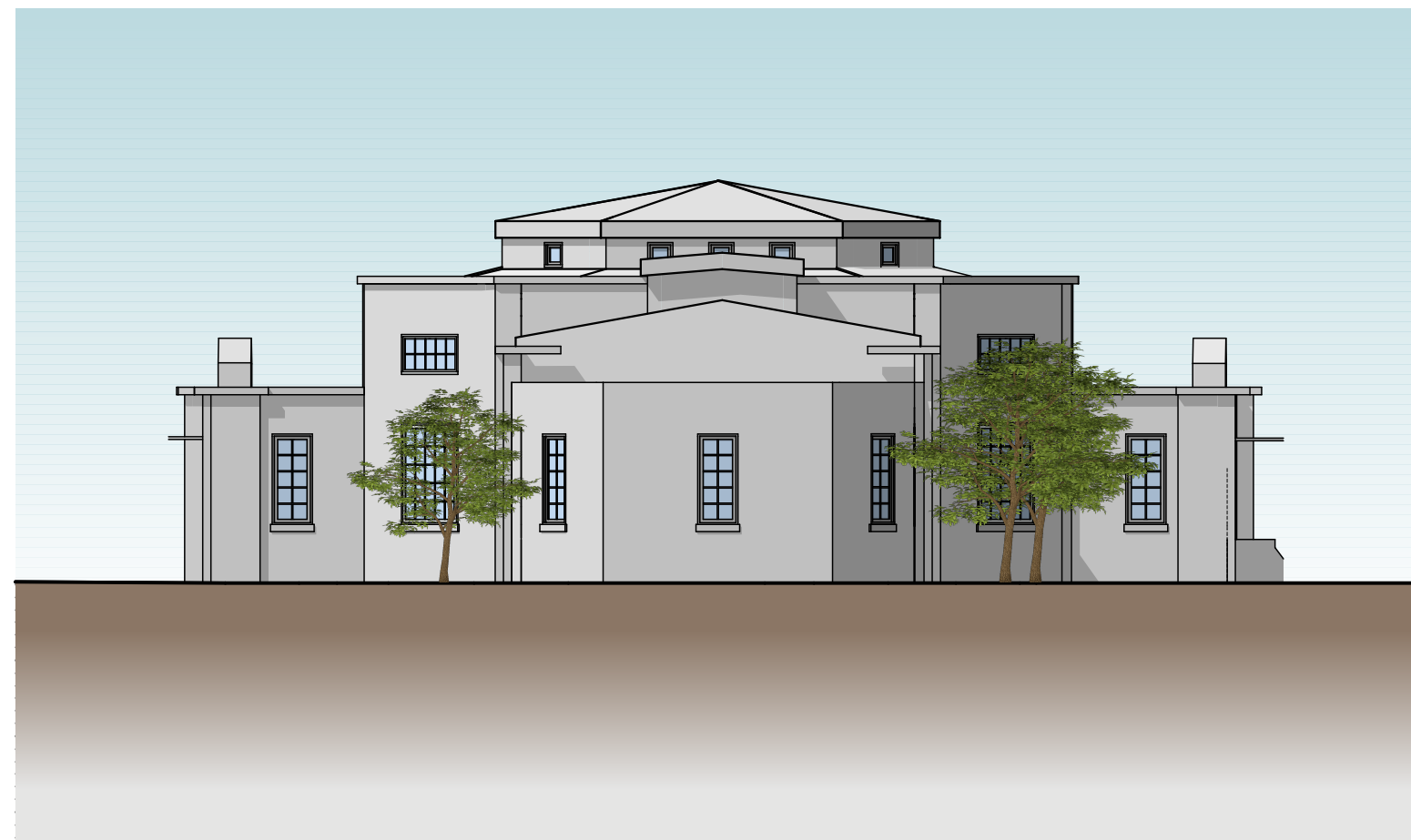


REMOVE EXISTING DOORS AND STORAGE SHED

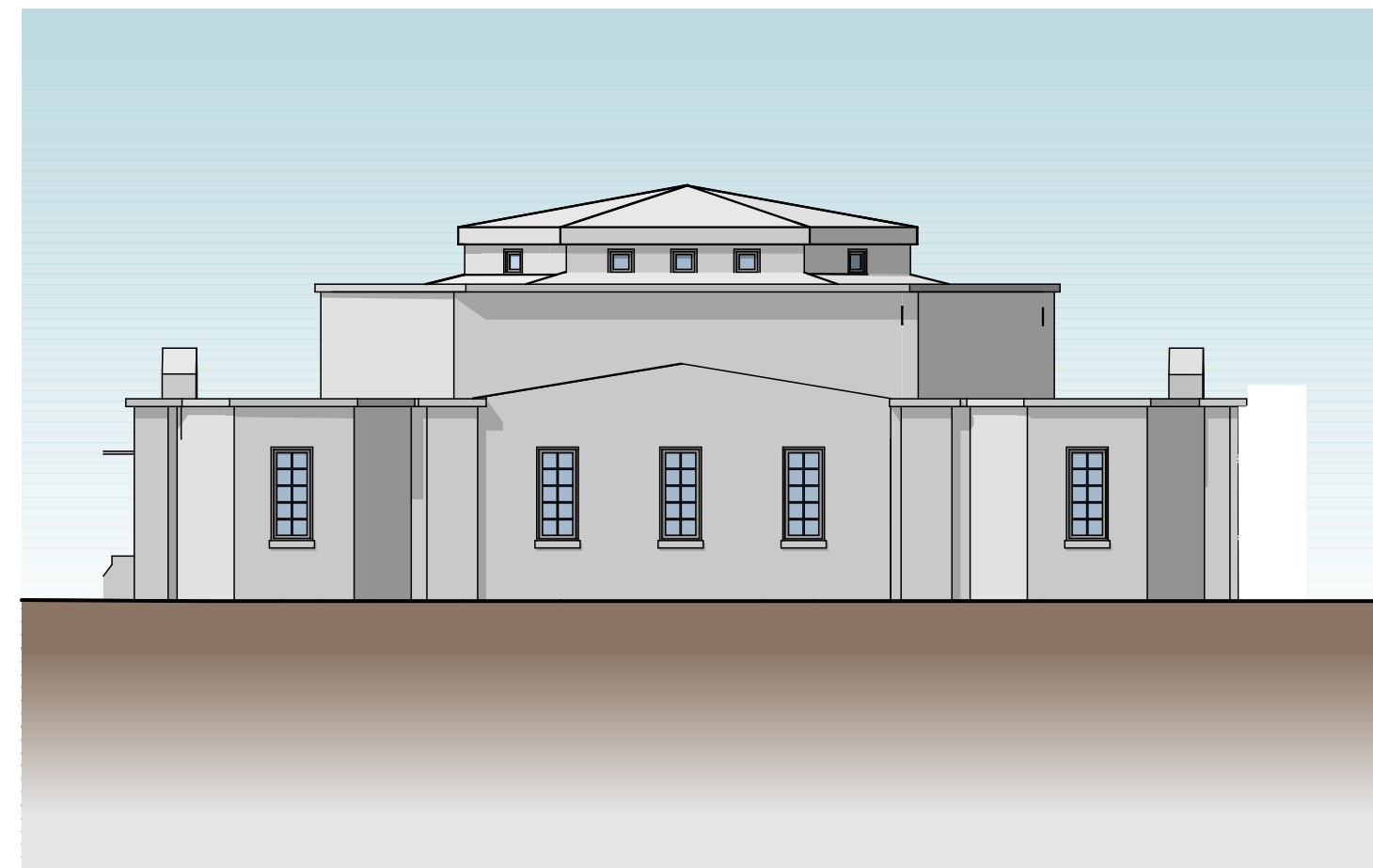


REMOVE ALL WOOD FRAMED WALLS, INCLUDING DOORS & GLAZING

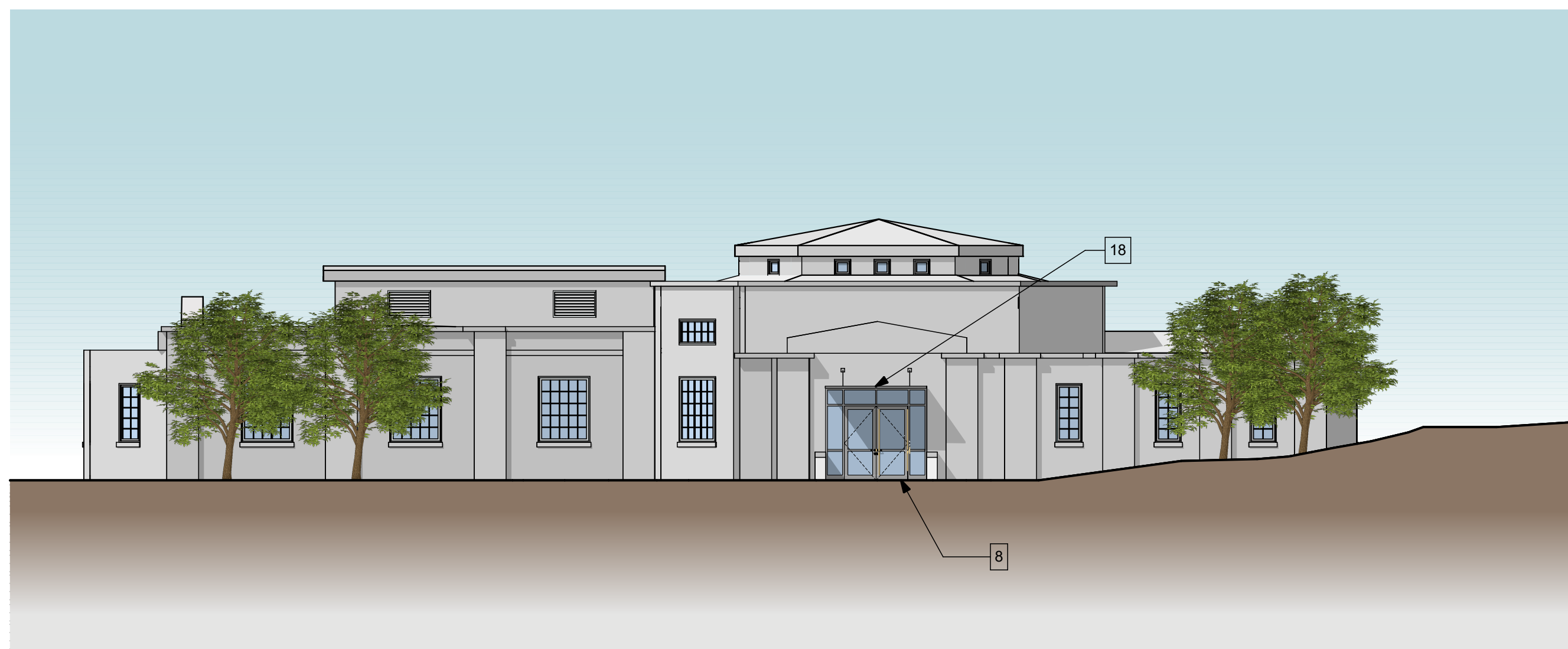




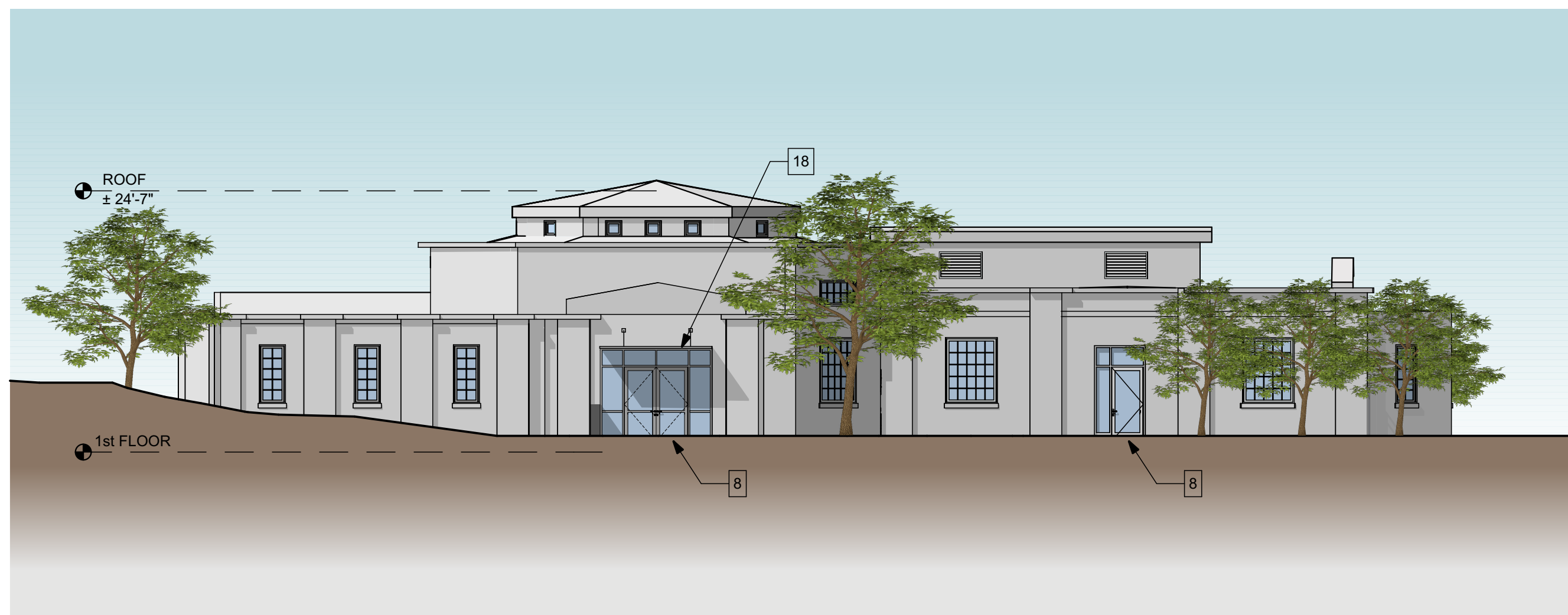
6 **PROPOSED WEST ELEVATION**
A-2.02 SCALE: 3/32" = 1'-0"



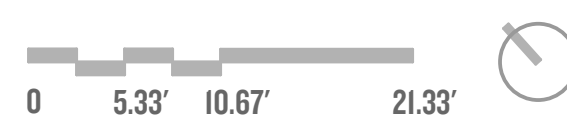
5 **PROPOSED EAST ELEVATION**
A-2.02 SCALE: 3/32" = 1'-0"



4 **PROPOSED SOUTH ELEVATION**
A-2.02 SCALE: 3/32" = 1'-0"



3 **PROPOSED NORTH ELEVATION**
A-2.02 SCALE: 3/32" = 1'-0"



GENERAL NOTES

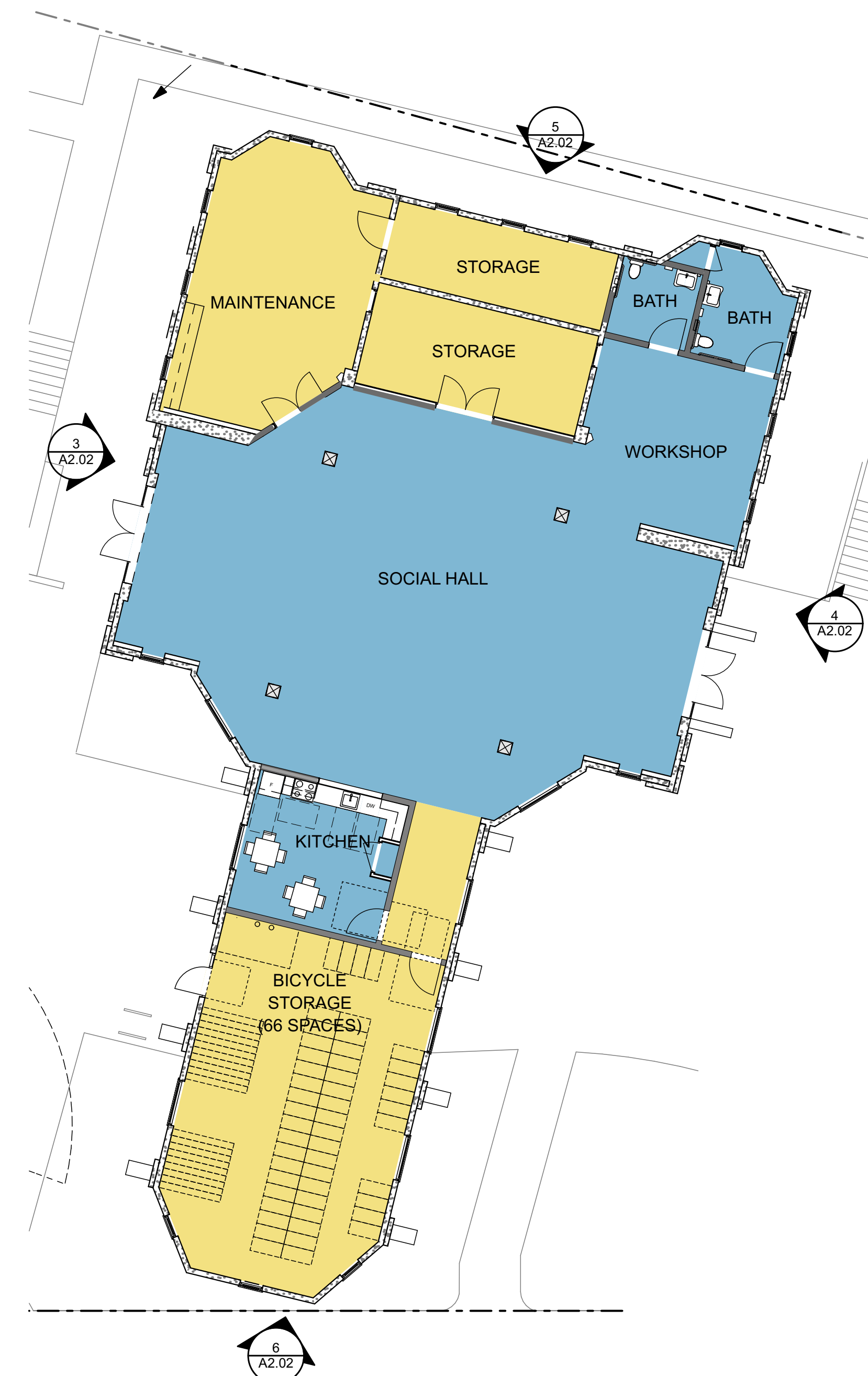
1. WINDOWS TO BE REPLACED AS DEEMED NECESSARY BASED ON EXISTING CONDITION
2. VOLUNTARY STRUCTURAL IMPROVEMENTS TO BE BASED ON SEISMIC ANALYSIS.
3. CONCRETE FLOOR TO BE RESURFACED TO MEET ACCESSIBILITY REQUIREMENTS

LEGEND

- (N) WALLS
- (E) CONCRETE WALLS TO REMAIN
- CIRCULATION MAINTENANCE/STORAGE
- COMMON AREAS

MATERIALS & SYSTEMS

- 1 CEMENT PLASTER
- 2 HORIZONTAL CEMENT BOARD SIDING
- 3a FIBER CEMENT BOARD & BATTEN SIDING, BATTENS EVENLY SPACED
- 3b FIBER CEMENT BOARD & BATTEN SIDING, BATTENS RANDOMLY SPACED
- 4 FIBER CEMENT PANEL
- 5 CORRUGATED METAL SIDING
- 6 CORRUGATED METAL ROOF
- 7 FIBERGLASS COMPOSITION SHINGLE ROOF
- 8 ALUMINUM STOREFRONT SYSTEM
- 9 WOOD TRELLIS
- 10 ALUMINUM WINDOW
- 11 EXPOSED CONCRETE BASE
- 12 COVERED ENTRY STRUCTURE W/ STEEL POST
- 13 CONCRETE SEAT WALLS
- 14 METAL GATE WITH ALUMINUM PERF PANEL
- 15 NOT USED
- 16 SCUPPER AND DOWNSPOUT
- 17 GUTTER AND DOWNSPOUT
- 18 ALUMINUM SUNSHADE
- 19 PTAC (HVAC) LOUVER
- 20 CONCRETE LOW WALL W/ ENTRY SIK SEE A5.1



1 **PUMP BUILDING PLAN**
A-2.02 SCALE: 3/32" = 1'-0"

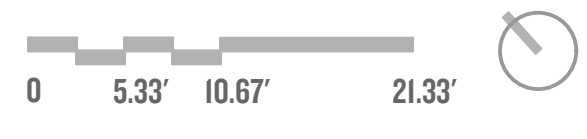
LEGEND

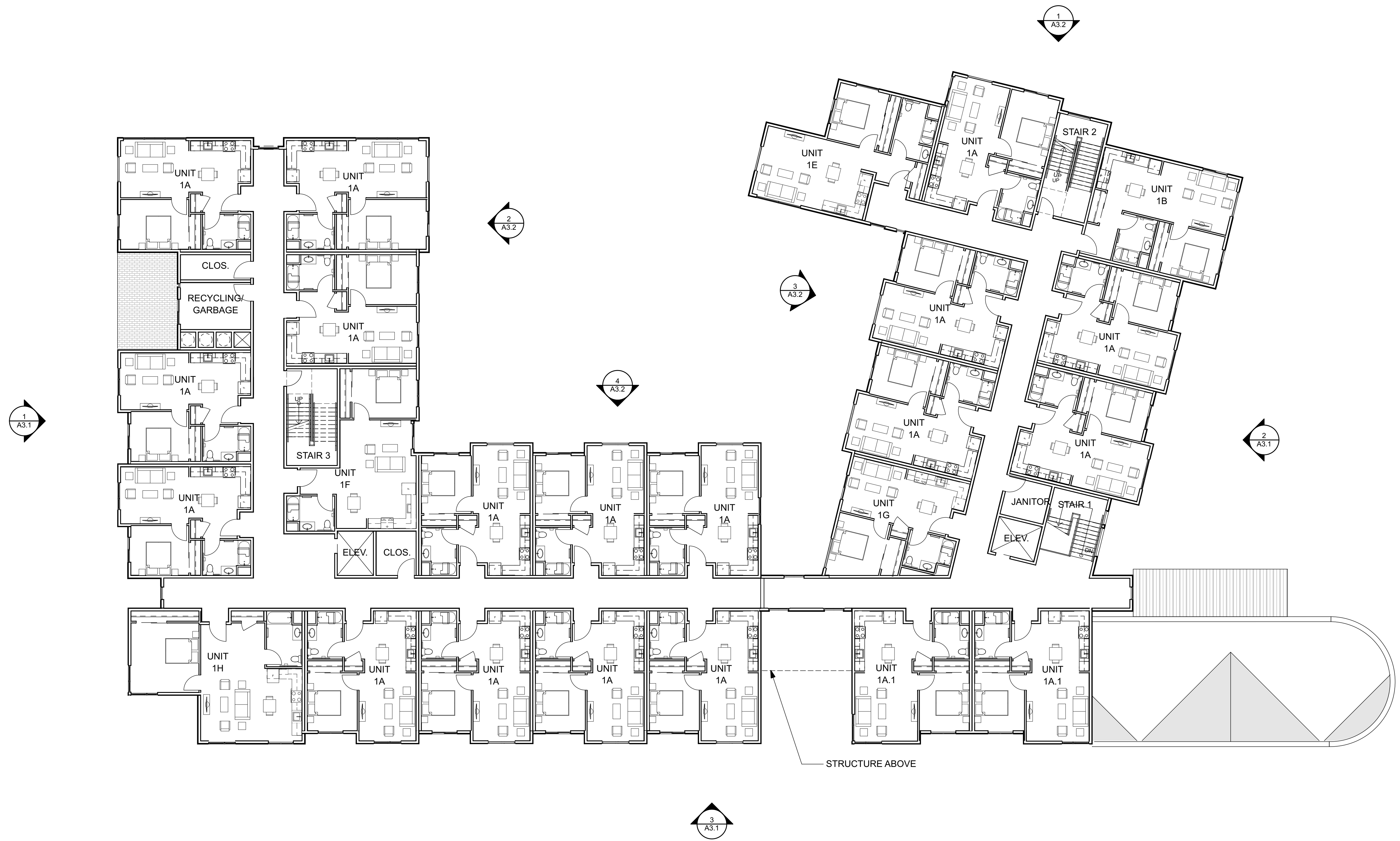
○ WALL MOUNTED LIGHTING FIXTURE,
BOTTOM OF FIXTURE 7" AFF.
SEE LANDSCAPE DRAWINGS
FOR SITE FIXTURES.



1
A-2.1
GROUND FLOOR PLAN

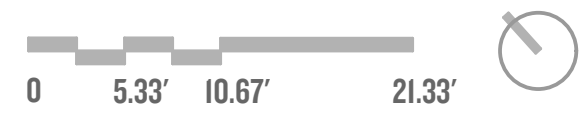
SCALE: 3/32" = 1'-0"





1
A-2.2 **SECOND FLOOR PLAN**

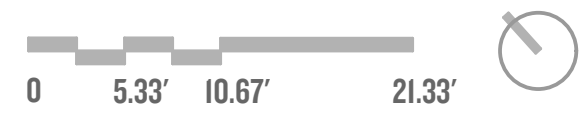
SCALE: 3/32" = 1'-0"





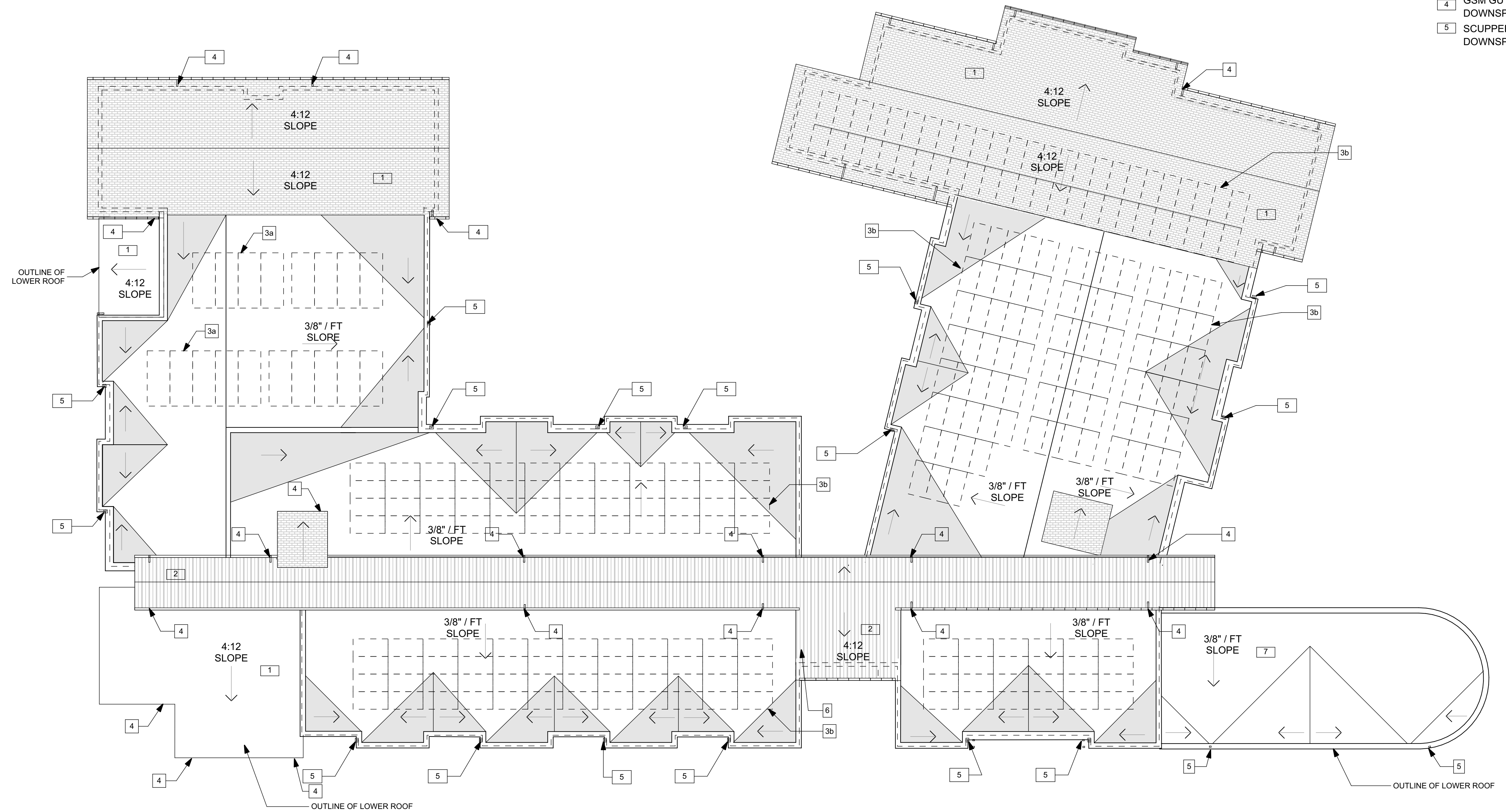
1
A-2.3 THIRD FLOOR PLAN

SCALE: 3/32" = 1'-0"



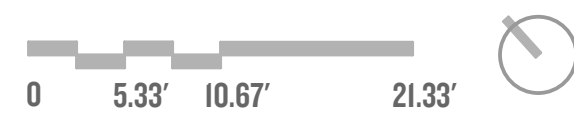
SHEET NOTES

- 1 COMP. SHINGLE ROOF
- 2 STANDING SEAM METAL ROOF
- 3a SOLAR THERMAL PANELS
- 3b PHOTOVOLTAIC PANELS
- 4 GSM GUTTERS & DOWNSPOUTS, PTD.
- 5 SCUPPER & GSM DOWNSPOUTS, PTD.



2
A-2.4
ROOF PLAN

SCALE: 3/32" = 1'-0"



COLORS

- A KELLY MOORE HLS4279 "BRITISH KHAKI" D KELLY MOORE KM5268 "RARE FIND"
- B KELLY MOORE KM5764 "MENDOCINO HILLS" E KELLY MOORE KM5826 "VOLCANIC ROCK"
- C KELLY MOORE KM4427 "RADRAKSHA BEADS" F BARRIDGE "CHARCOAL GREY"

MATERIALS & SYSTEMS

- 1 CEMENT PLASTER
- 2 HORIZONTAL CEMENT BOARD SIDING
- 3a FIBER CEMENT BOARD & BATTEN SIDING, BATTENS EVENLY SPACED
- 3b FIBER CEMENT BOARD & BATTEN SIDING, BATTENS RANDOMLY SPACED
- 4 FIBER CEMENT PANEL
- 5 CORRUGATED METAL SIDING
- 6 CORRUGATED METAL ROOF
- 7 FIBERGLASS COMPOSITION SHINGLE ROOF
- 8 ALUMINUM STOREFRONT SYSTEM
- 9 WOOD TRELLIS
- 10 ALUMINUM WINDOW
- 11 EXPOSED CONCRETE BASE
- 12 COVERED ENTRY STRUCTURE W/ STEEL POST
- 13 CONCRETE SEAT WALLS
- 14 METAL GATE WITH ALUMINUM PERFORATED PANEL
- 15 NOT USED
- 16 SCUPPER AND DOWNSPOUT
- 17 GUTTER AND DOWNSPOUT
- 18 ALUMINUM SUNSHADE
- 19 PTAC (HVAC) LOUVER
- 20 CONCRETE LOW WALL W/ ENTRY SIGNAGE, SEE A5.1



3 WEST ELEVATION
A-3.1

SCALE: 3/32" = 1'-0"



2 SOUTH ELEVATION
A-3.1

SCALE: 3/32" = 1'-0"



1 NORTH ELEVATION
A-3.1

SCALE: 3/32" = 1'-0"



VETERANS VILLAGE | A-3.1 EXTERIOR ELEVATIONS

COLMA, CA | 10/17/16 | MERCY HOUSING | #1502



4 EAST ELEVATION COURTYARD
A-3.2

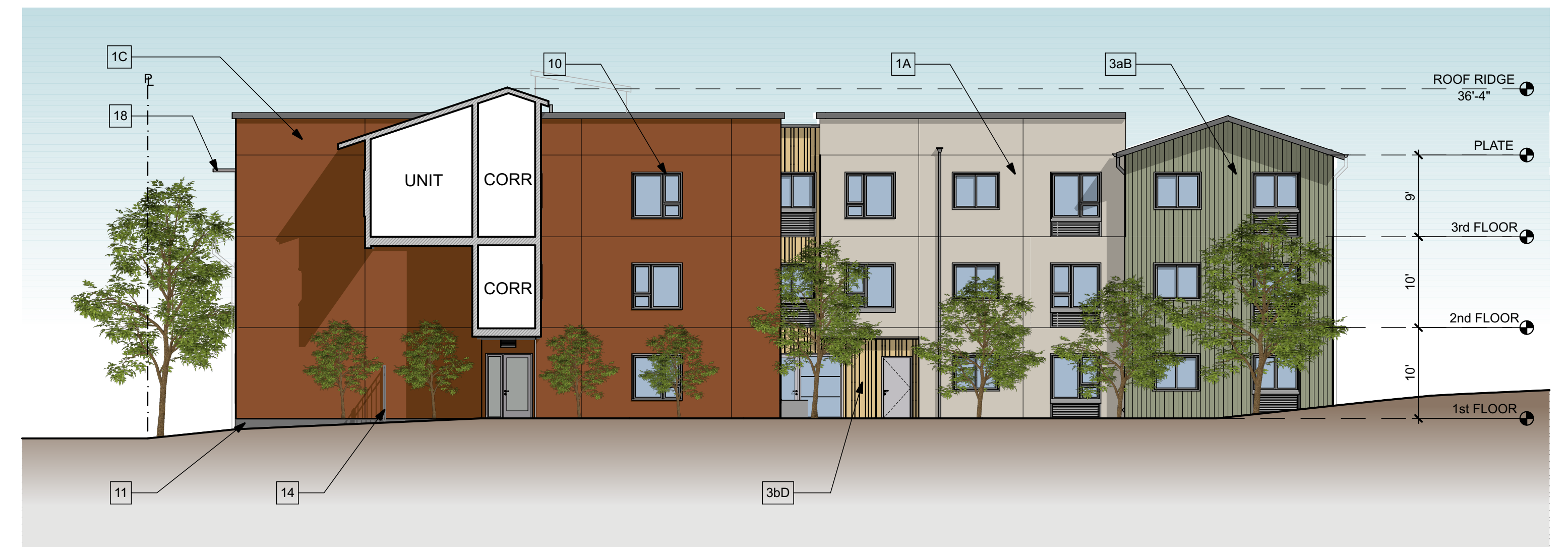
SCALE: 3/32" = 1'-0"

- COLORS**
- A KELLY MOORE HLS4279 "BRITISH KHAKI"
 - B KELLY MOORE KM5764 "MENDOCINO HILLS"
 - C KELLY MOORE KM4427 "RADRAKSHA BEADS"
 - D KELLY MOORE KM5268 "RARE FIND"
 - E KELLY MOORE KM5826 "VOLCANIC ROCK"
 - F BARRIDGE "CHARCOAL GREY"
- MATERIALS & SYSTEMS**
- 1 CEMENT PLASTER
 - 2 HORIZONTAL CEMENT BOARD SIDING
 - 3a FIBER CEMENT BOARD & BATTEN SIDING, BATTENS EVENLY SPACED
 - 3b FIBER CEMENT BOARD & BATTEN SIDING, BATTENS RANDOMLY SPACED
 - 4 FIBER CEMENT PANEL
 - 5 CORRUGATED METAL SIDING
 - 6 CORRUGATED METAL ROOF
 - 7 FIBERGLASS COMPOSITION SHINGLE ROOF
 - 8 ALUMINUM STOREFRONT SYSTEM
 - 9 WOOD TRELLIS
 - 10 ALUMINUM WINDOW
 - 11 EXPOSED CONCRETE BASE
 - 12 COVERED ENTRY STRUCTURE W/ STEEL POST
 - 13 CONCRETE SEAT WALLS
 - 14 METAL GATE WITH ALUMINUM PERFORATED PANEL
 - 15 NOT USED
 - 16 SCUPPER AND DOWNSPOUT
 - 17 GUTTER AND DOWNSPOUT
 - 18 ALUMINUM SUNSHADE
 - 19 PTAC (HVAC) LOUVER
 - 20 CONCRETE LOW WALL W/ ENTRY SIGNAGE, SEE A5.1



3 SOUTH ELEVATION COURTYARD
A-3.2

SCALE: 3/32" = 1'-0"



2 NORTH ELEVATION COURTYARD
A-3.2

SCALE: 3/32" = 1'-0"



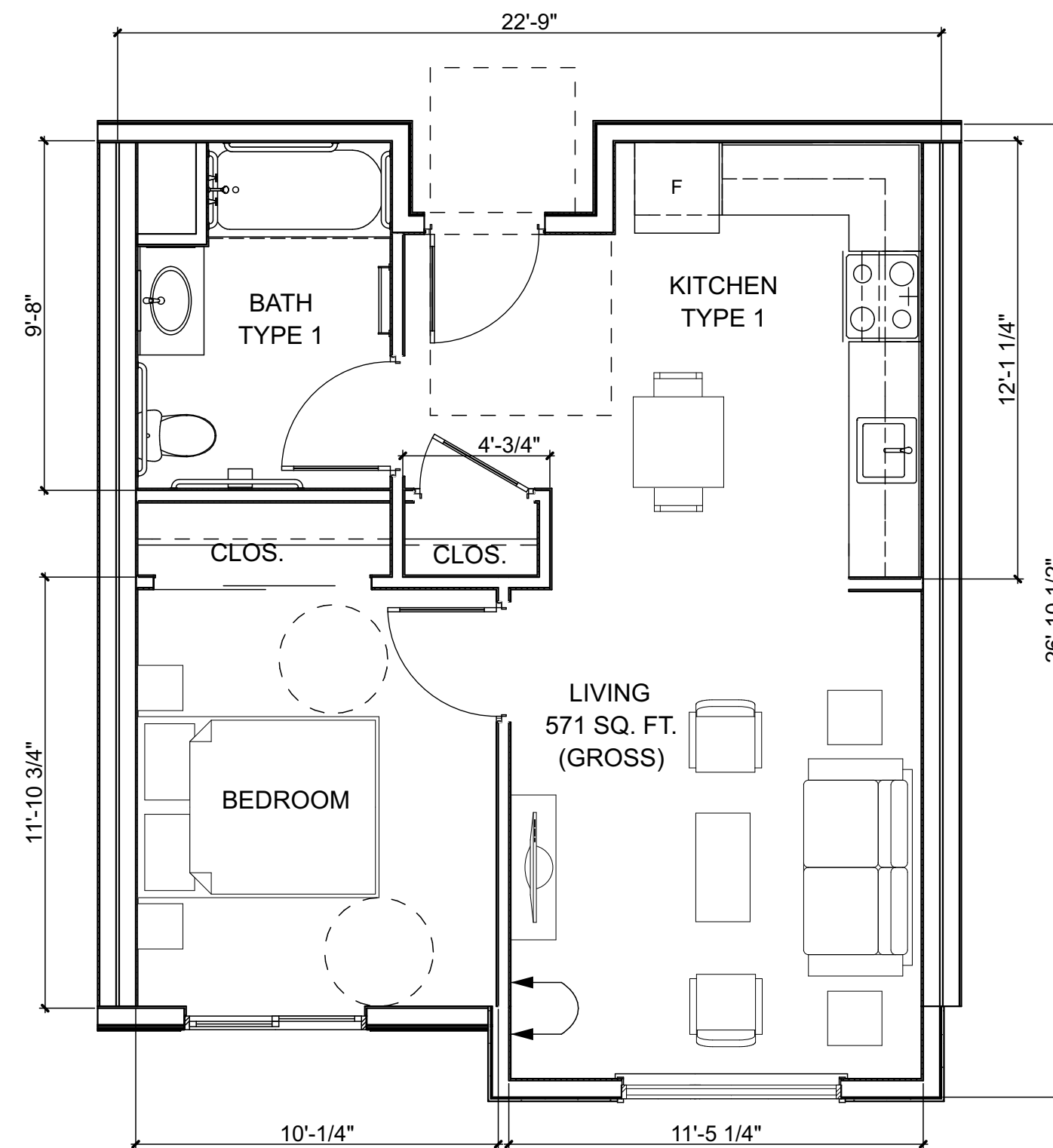
1 EAST ELEVATION
A-3.2

SCALE: 3/32" = 1'-0"

0 5.33' 10.67' 21.33'

VETERANS VILLAGE | A-3.2 EXTERIOR ELEVATIONS

COLMA, CA | 10/17/16 | MERCY HOUSING | #1502

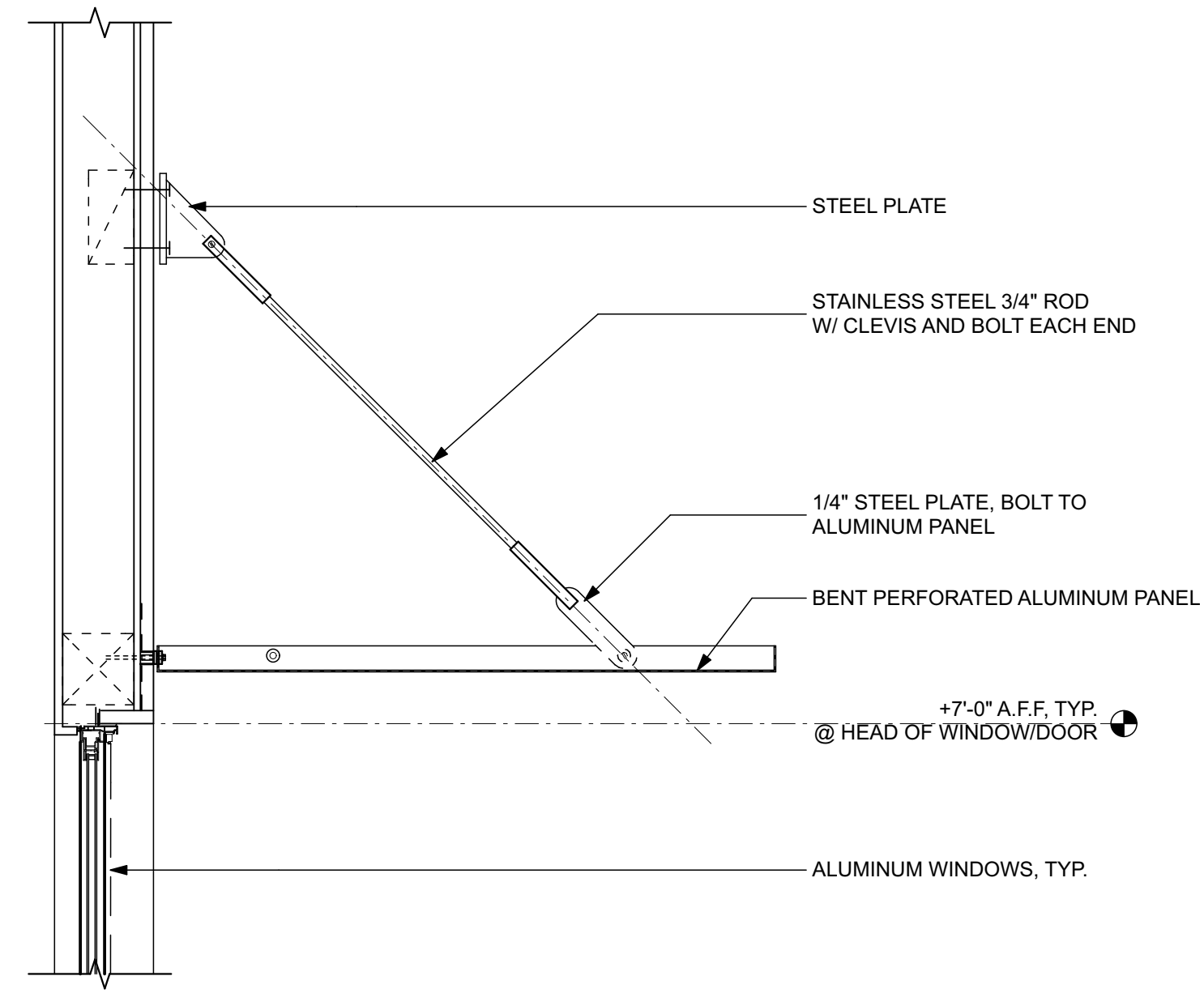


1
A-4.1 UNIT TYPE 1A SCALE: 1/4" = 1'-0"

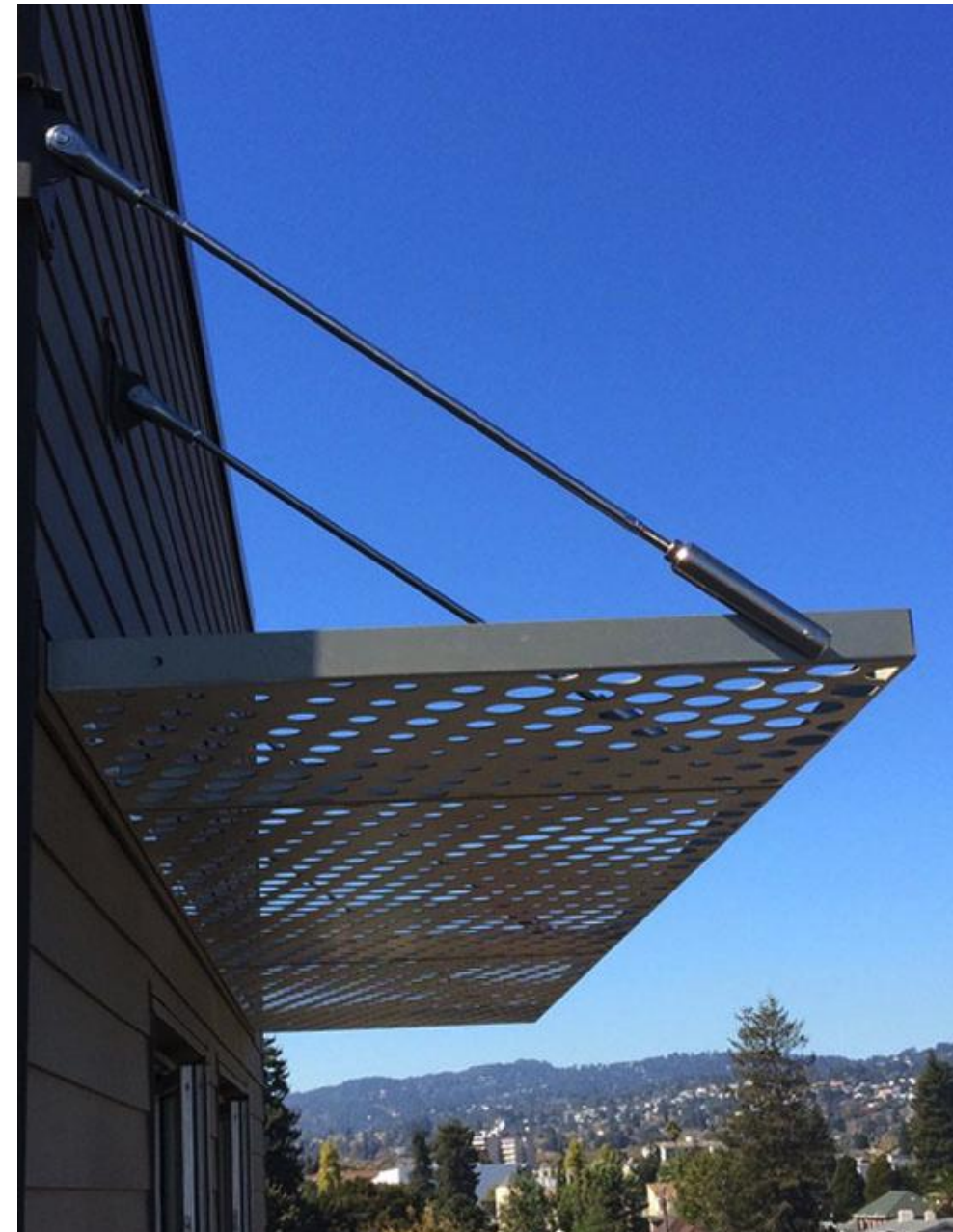


VETERANS VILLAGE | A-4.1 TYPICAL UNIT PLAN

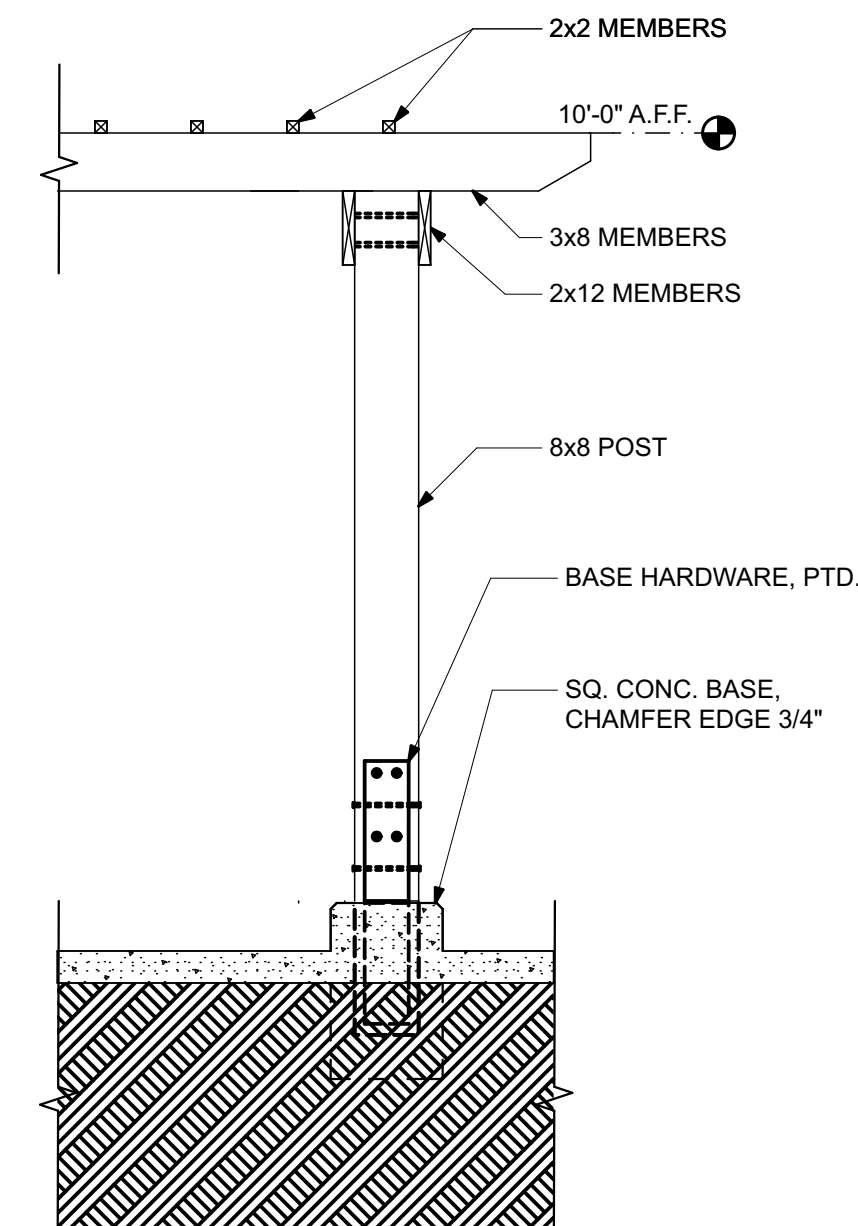
COLMA, CA | 10/17/16 | MERCY HOUSING | #1502



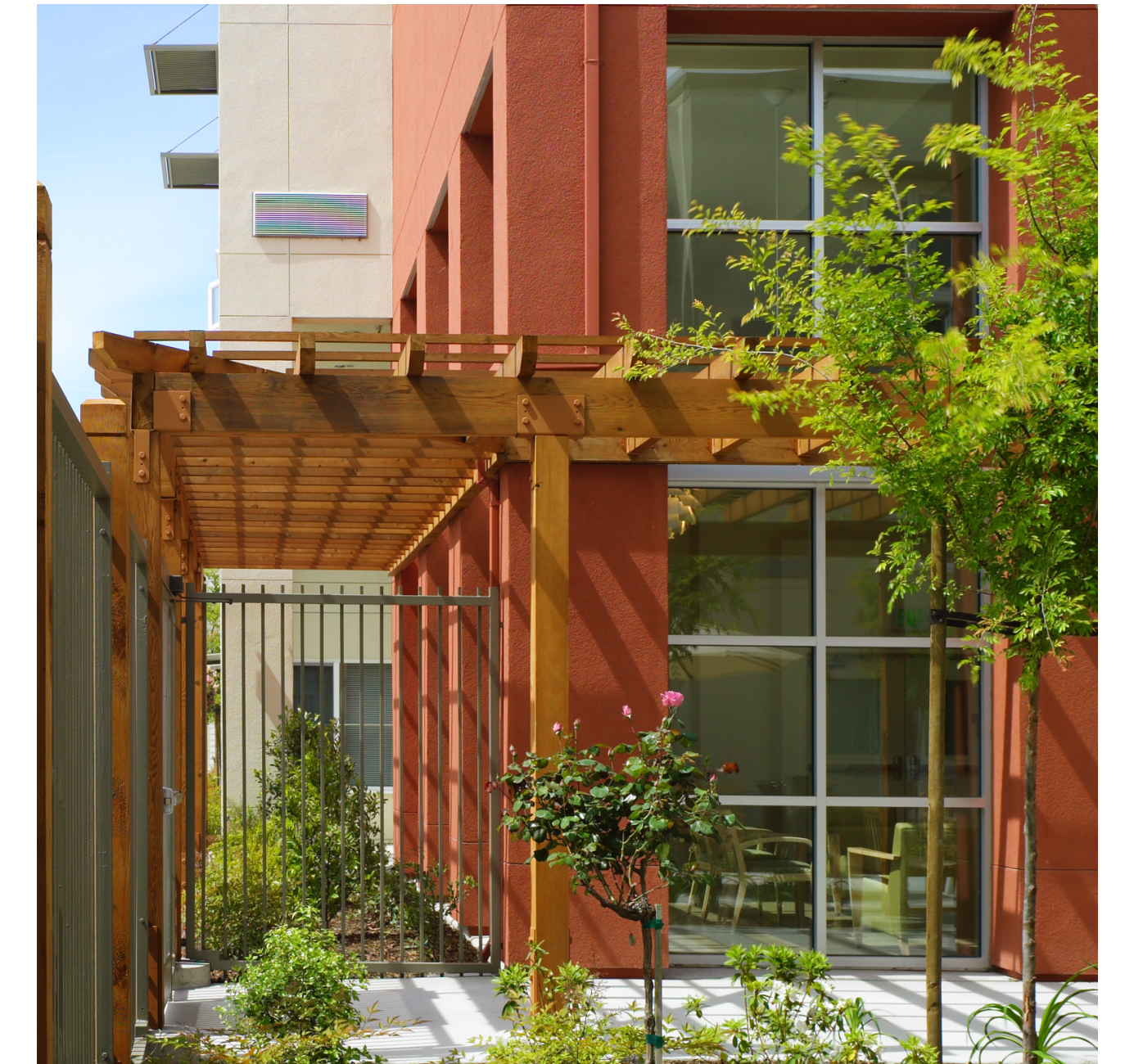
5
A-5.1
FLAT SUNSHADE & SIMILAR PHOTO



SCALE: 1" = 1'-0"



3
A-5.1
WOOD TRELLIS & SIMILAR PHOTO



SCALE: 1/2" = 1'-0"

Avanza 450 **selux**

Project:		Type:		Qty:					
AV4	Series	Mounting	Tilt of Mounting	Light Engine	Optics	CCT	Power Cord Length (ft.)	Finish	Voltage
Options									
Series		Pole Series		Height		Finish		Options	
AV4	SA ¹ Single Pole Adapter	0°	L105 1050 mA 50W	R3W Type III Distribution	30 3000°K	12	WH White	120	HLCX ² PL-10 Switching (specify lower output level (See 7))
Avanza 450	S1 Single Short Arm	5°	L700 700mA 38W	R3N Type III Distribution	40 4000°K	15	BK Black	208	
	S2 Double Short Arm @180°			R3N Type III Distribution		18	BZ Bronze	240	
	L1 Single Long Arm			R5 Type V Distribution		20	SP Silver	277	
	L2 Double Long Arm @180°					25	SP Specify	347 ³	
	L4 ⁴ Quad Long Arm					XX ¹	SP Premium Color	480 ⁵	
	SW Short Arm Wall Mount								DM Dimming (0-10V)

¹ Add length of arm and height of pole to determine power cord length. ² Full internal step-down transformer. ³ Not available with SW and SA Mounting. ⁴ 120V, 240V, 277V only. ⁵ 110V Light Engine only. ⁶ Not available at 7'.

Top View

Side View

Bottom View

1. Luminaire Housing - made from high pressure die cast, low copper aluminum alloy.

2. Fitter - Part of upper aluminum housing for direct connection to standard O 2 1/4\" (50mm) short and long arms, as well as specially designed die cast pole adapter.

3. Mounting Arm - Welded steel with powder coat finish. To fit O 3\" Tenon.

4. Pole Adapter - (not shown) Made from high pressure die cast, low copper aluminum alloy. To fit O 3\" Tenon.

5. Gasketing - (not shown) UV and Ozone Resistant Silicone gasket provides seal at door and glass opening.

6. Glass Lens - Tempered and screened glass lens protects and helps seal optical chamber.

7. Optics - (not shown) High precision injection molded cross-beam technology reflectors are vacuum metallized, (DA approved \"Dark Sky Friendly\" at 0° Mounting).

8. LED Array - (not shown) LEDs mounted to PCB boards and directly attached to upper aluminum housing for maximum LED performance and life. For future upgrades, light engine can be removed without tools.

9. LED Driver - (not shown) LEDs are driven by RoHS compliant high-efficiency driver. Minimum starting temperature is -35°C (-31°F).

10. Tool-Less Latch - Tool-less die cast aluminum latch for easy access to light engine.

11. Access Door - Lower casting features tempered glass lens and a built-in hinge that attaches to upper casting on mounting arm side. Other side is secured with tool-less latch for ease of maintenance.

12. Surge Protection - (not shown) Designed to protect luminaire from electrical surge (up to 10kA).

13. Hi-Lo Switching Option - (not shown) Please see p. 7 for details.

14. Photocell Option - (not shown) Photocell is available for all pole and arm mounting configurations except Wall Mount (SW) and Single Pole Adapter (SA). Available in 120V through 277V. For 347V, please consult factory. Please see p. 5 for details.

15. Internal Step-down Transformer - (not shown) Step-Down Autotransformer for 347V and 480V.

Exterior Luminaire Finish - Selux utilizes a high quality Polyester Powder Coating. All Selux luminaires and poles are finished in our Tiger Drylac certified facility and undergo a five stage intensive pretreatment process where product is thoroughly cleaned, phosphated and sealed. Selux powder coated products provide excellent salt and humidity resistance as well as ultra violet resistance for color retention. All products are tested in accordance with test specifications for coatings from ASTM and PCI.

Standard exterior colors are White (WH), Black (BK), Bronze (BZ), and Silver (SV). Selux premium colors (SP) are available, please specify from your Selux color selection guide.

5 Year Limited LED Luminaire Warranty - Selux offers a 5 Year Limited Warranty to the original purchaser that the Avanza 450 luminaire shall be free from defects in material and workmanship for up to five (5) years from date of shipment. This limited warranty covers the fixture, LED driver and LED light engine when installed and operated according to Selux instructions. Fixture suitable for ambient temperature of 40° C (104° F). For details and exclusions, see \"Selux Terms and Condition of Sale\".

Listings and Ratings: Luminaire test: 40° C (104° F). LED test: 40° C (104° F). For details and exclusions, see \"Selux Terms and Condition of Sale\".

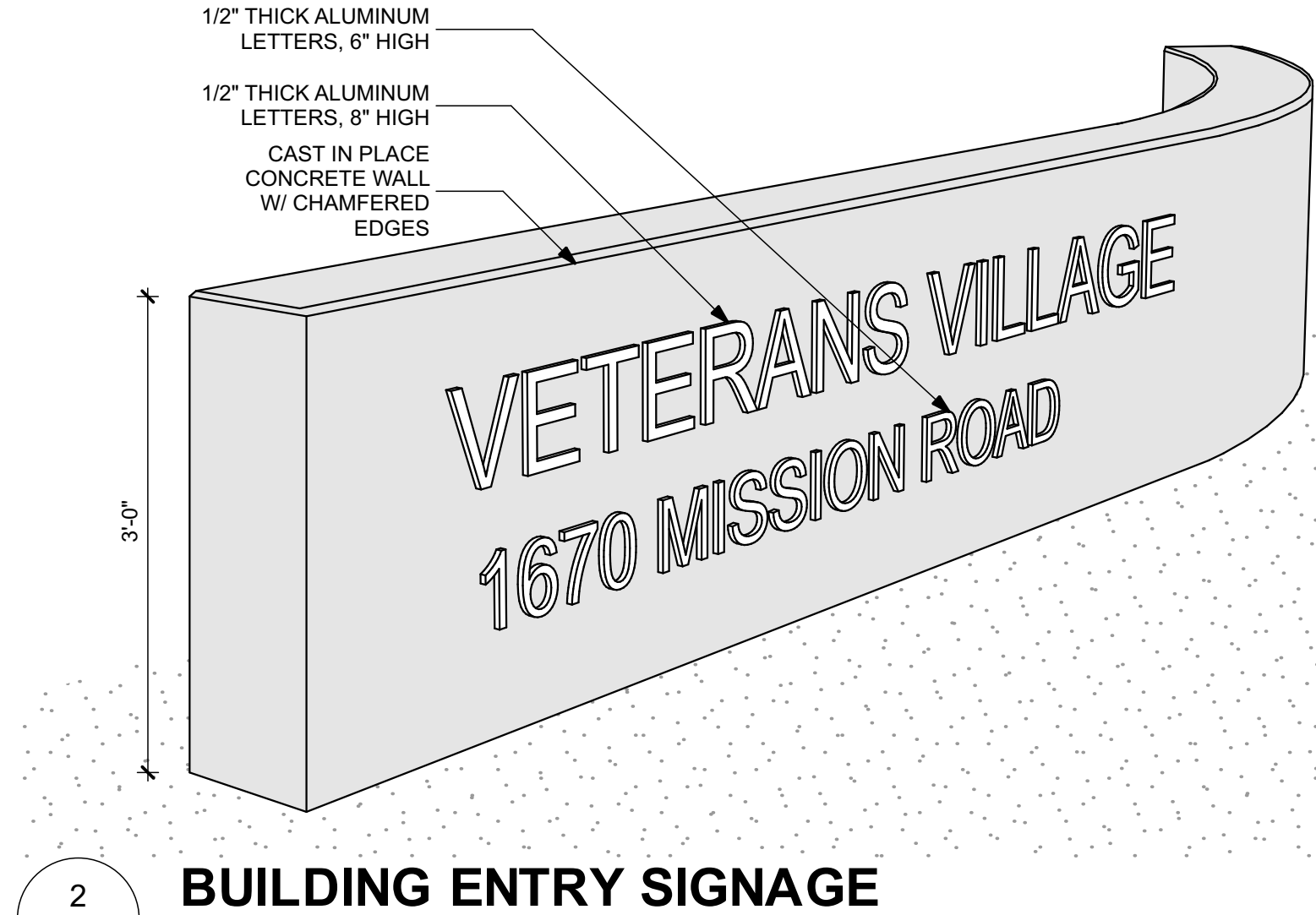
4
A-5.1
EXTERIOR BUILDING & PARKING LOT FIXTURES



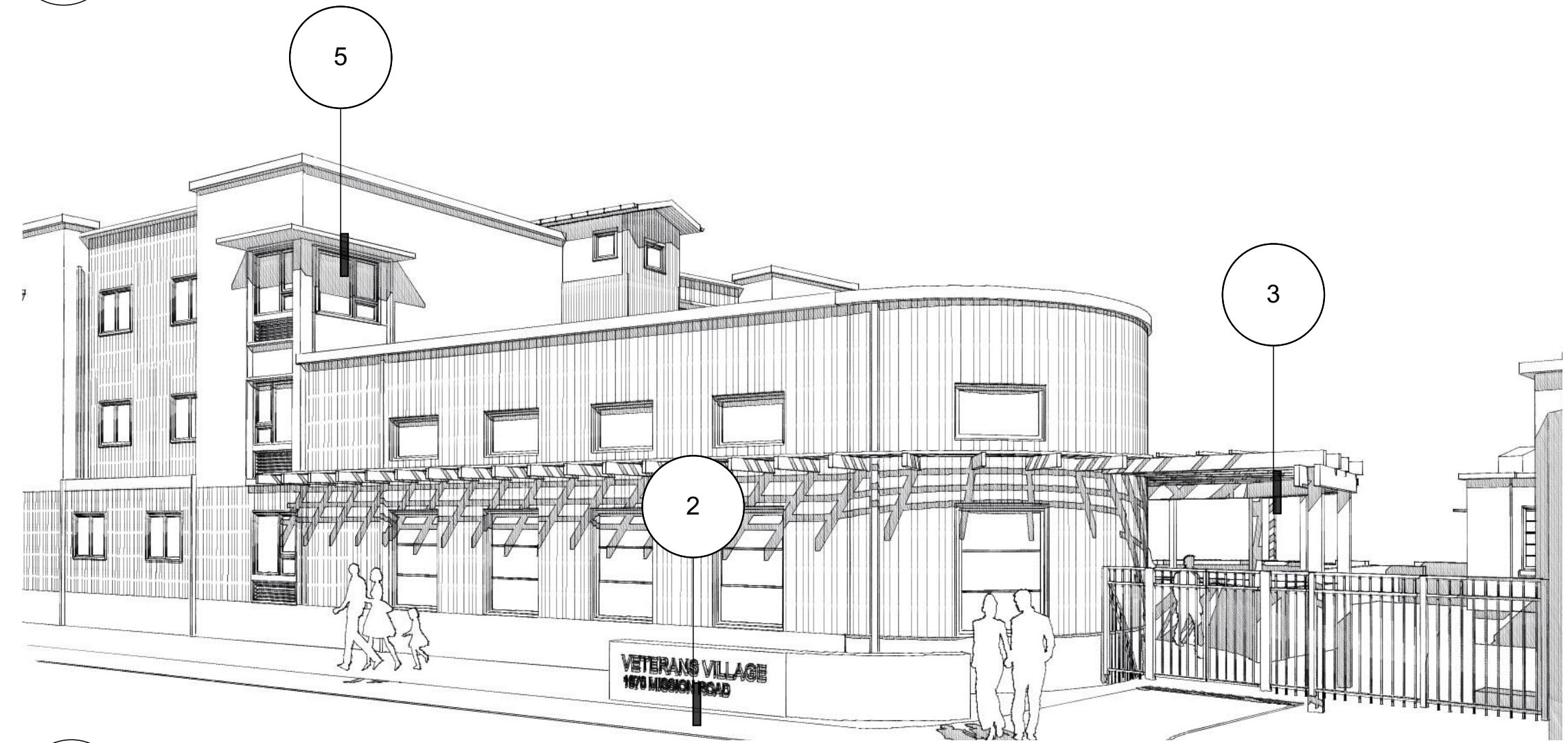
POLE MOUNT @ PARKING AREA



WALL-MOUNT @ BUILDING



2
A-5.1
BUILDING ENTRY SIGNAGE



1
A-5.1
BUILDING ENTRY PERSPECTIVE



12
A-5.2
COLOR A
@ CEMENT PLASTER
KELLY MOORE HLS4279 "BRITISH KHAKI"



9
A-5.2
COLOR D
@ FIBER CEMENT BOARD & BATTEN (RANDOMLY SPACED)
KELLY MOORE KM5268 "RARE FIND"



REGULARLY SPACED, TYP. RANDOMLY SPACED @ COMMON AREAS
6
A-5.2
FIBER CEMENT BOARD & BATTEN



3
A-5.2
HORIZONTAL CEMENT BOARD SIDING



11
A-5.2
COLOR B
@ FIBER CEMENT HORIZONTAL SIDING &
FIBER CEMENT BOARD & BATTEN
KELLY MOORE KM5764 "MENDOCINO HILLS"



8
A-5.2
COLOR F
@ FIBER CEMENT HORIZONTAL SIDING
KELLY MOORE KM5826 "VOLCANIC ROCK"



5
A-5.2
ALUMINUM STOREFRONT SYSTEM



2
A-5.2
FIBER CEMENT PANEL AT WINDOW



10
A-5.2
COLOR C
@ CEMENT PLASTER
KELLY MOORE KM4427 "RADRAKSHA BEADS"



7
A-5.2
CORR. METAL SIDING/ROOF
BARRIDGE "CHARCOAL GREY"



4
A-5.2
CEMENT PLASTER



1
A-5.2
COMPOSITION SHINGLE ROOF