Mace Boulevard and Alhambra Drive
Davis, California

DESIGN REVIEW

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C1 PRELIMINARY GRADING PLAN
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C15 BLDG C - FLOOR PLAN
C16 BLDG C - ELEVATIONS
1. This map was prepared under the direction of Steven J. Greenfield, RCE 50880.

2. All information on this map is deemed to be of a preliminary nature and is not to be relied on for survey or property line information.

3. The existing topography (shown screened) is based on a field survey performed by Morton & Pitalo, Inc., dated May 2014.

4. This subdivision is a subdivision of Lot 1, Mace Ranch Park, filed December 19, 1990, in Book 16 of Maps, at Page 52, Yolo County Records.

5. No significant erosion is anticipated. Appropriate erosion control measures are to be employed during construction.

6. Proposed improvements shown hereon are based on a site plan prepared by MFDB Architects dated 6/15/2018.

7. Owner intends to have a reciprocal easement and CC&R's prepared and recorded concurrently with final map to address access, utilities, and repair.

8. Owners: Mace Real Estate Development, LLC & California Water Utility Company to be announced later.


10. Owners: Comcast, AT&T, and individual water service providers.


12. Storm drain, water, sewer, electricity, gas, cable, and telephone services will be provided by the City of Davis Public Works Dept. at (530) 757-5686.

13. Fire department: City of Davis Fire Dept. at (530) 757-5684.


15. Service providers:
   - Pacific Gas and Electric (PG&E): (800) 743-5000
   - Pacific Water Co.: (800) 757-5687
   - Comcast: (800) 824-2000
   - AT&T: (800) 310-2355
   - City of Davis: (530) 757-5686

16. Notes:
   - Gas: Pacific Gas and Electric (PG&E)
   - Electricity: Pacific Gas and Electric (PG&E)
   - Cable Television: Comcast
   - Water: City of Davis Public Works Dept. at (530) 757-5686
   - Sewage: City of Davis Public Works Dept. at (530) 757-5686
   - Telephone: AT&T
   - Fire Department: City of Davis Fire Dept. at (530) 757-5684
   - U.S.A. (800) 227-2600
   - Garbage & Recycling: Davis Waste Removal at (530) 756-4646

17. Mace Blvd and Alhambra Dr. Tentative Parcel Map No. 5144

18. Cunningham Engineering Corporation

19. June 2018

20. A Commercial Project

21. Sheet Index:
   - C-1 Title Sheet
   - C-2 Preliminary Grading Plan
   - C-3 Preliminary Utility Plan
   - C-4 Preliminary Stormwater Quality Control Plan

22. Property Line Information:
   - Existing Property Line
   - Proposed Property Line

23. Existing Structures:
   - Home A
   - Home B
   - Home C
   - Home D

24. Proposed Structures:
   - Home E
   - Home F

25. ALHAMBRA DRIVE

26. MACE BLVD

27. MAP SCALE: 1:200

28. APPROVED BY: T. O'Neal, P.E., Cunningham Engineering Corporation

29. Sheet: 4 of 4
<table>
<thead>
<tr>
<th>Symbol</th>
<th>Label</th>
<th>Quantity</th>
<th>Manufacturer</th>
<th>Catalog Number</th>
<th>Description</th>
<th>Lamp Number</th>
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<td>Swan Pendant LED (CXFxx), 32 LEDs, TYPE 2 OPTICS, 3000K</td>
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<td>1 3396</td>
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**PARKING LOT POLE LUMINAIRE**

Johnson Consulting
1220 Oak Ave
Fair Oaks, CA 95628
(916) 222-8822
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<th>CONCEPTUAL TREE LEGEND</th>
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<tr>
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<td>TX.A.</td>
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<td>SHRUB NAME</td>
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<td>WIRE FENCE</td>
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PROJECT STATISTICS

PROJECT LOCATION: NORTH WEST CORNER OF MACE BLVD AND ALHAMBRA DRIVE.

APN: 071-100-017
ZONING: PD 1-04 (C-N)
LAND USE: CURRENT: NEIGHBORHOOD RETAIL
PROPOSED: OFFICE
SITE AREA: 5.99 ACRES (260,924 SF)
BUILDING AREA:
- OFFICE: 32,240 SF
- OFFICE / RETAIL: 32,400 SF
- TOTAL AREA: 64,620 SF
LOT COVERAGE: 21.8%
FLOOR AREA RATIO: 0.248 FAR
VEHICULAR PARKING:
- OFFICE: 129 SPACES
- OFFICE / RETAIL: 65 SPACES
- TOTAL PARKING PROVIDED: 252 SPACES
- ACCESSIBLE: 7 (3 VAN)
- FUTURE EVCS: 20 (4 ACCESSIBLE)
- CLEAN AIR/ VANPOOL/EV: 25
- RECIPROCAL PARKING AGREEMENT WITH ADJACENT PARCEL APN: 071-100-016
BICYCLE PARKING:
- OFFICE: 4 / 12
- OFFICE / RETAIL: 2 / 6
- TOTAL AREA: 2,000 SF

SITE AERIAL

MACE BLVD AND ALHAMBRA DR

MFDB ARCHITECTS INC.
111 SCRIPPS DRIVE, SACRAMENTO, CA. 95825
P. (916) 972-0131  F. (916) 481-1845

06/15/18
UNIT 1.1
1. PROPERTY LINE.
2. EASEMENT, SEE CIVIL DWGS.
3. SETBACK.
4. WATER DETENTION BASIN (WDB).
5. PUBLIC SIDE WALK.
6. POLE MOUNTED SITE LIGHTING.
7. CONCRETE WALK WITH SCORE AND CONTROL JOINTS.
8. ASPHALT PAVING PARKING LOT.
9. 6'-0" WROUGHT IRON FENCE. SEE DETAIL 6/DR1.4.
10. TRASH ENCLOSURE FOR BUILDING "A". SEE DETAIL 2/DR1.3.
11. TRASH ENCLOSURE AND SECURE BIKE PARKING FOR 4 BIKES. SEE DETAIL 10/DR1.3.
12. LOW WALL WITH BUILT-IN SEATING.
13. FREE STANDING ALUMINUM TRELLIS.
14. ACCESSIBLE PEDESTRIAN INGRESS AND EGRESS FROM PUBLIC WAY.
15. TRASH ENCLOSURE FOR BUILDING "B" AND "C". SEE DETAIL 11/DR1.3.
16. ACCESSIBLE PARKING STALL. SEE DETAIL 14/DR1.3.
17. PARALLEL CURB RAMP. SEE DETAIL 23/DR1.3.
18. SHORT TERM BICYCLE RACK. SEE DETAIL 23/DR1.3.
19. CLASS 1 BIKE LOCKERS. 3 LOCKERS / 6 BIKES.
20. TREE WELL. SEE LANDSCAPING PLAN.
KEYNOTES
1. BOARD AND BATTEN METAL BUILDING PANEL SYSTEM.
2. CORRUGATED METAL BUILDING PANEL SYSTEM.
3. CONCRETE PLINTH.
4. ALUMINUM STOREFRONT SYSTEM.
5. STANDING SEAM METAL ROOFING.
6. METAL CORNER TRIM.
7. METAL AWNING.
8. BALKONY WITH METAL RAILING.
9. EXTERIOR DECORATIVE WALL LIGHTING, TYP.
10. SKYLIGHTS.
11. METAL COLUMN.
12. METAL GUTTER AND DOWNSPOUT SYSTEM. CONNECT TO WATER RETENTION BASINS.

FINISH LEGEND
EXTERIOR COLORS
MT1 METAL PANEL
MFR: MS METAL SALES
STYLE: MAXI-BATTEN
PANEL COVERAGE: 18"
COLOR: WEATHERED COPPER

MT2 METAL PANEL
MFR: MS METAL SALES
STYLE: CORRUGATED
PANEL COVERAGE: 32"
COLOR: METALLIC SILVER

EC1 EXPOSED CONCRETE
TEXTURE: SMOOTH
COLOR: NATURAL CONCRETE

EC2 EXPOSED CONCRETE
TEXTURE: CORRUGATED
COLOR: NATURAL CONCRETE

MT3 METAL CANOPY
MFR: MAPES
STYLE: SUPER LUMIDECK
COLOR: BRONZE

SF1 ALUMINUM STOREFRONT
COLOR: CLEAR ANODIZED ALUMINUM
GLAZING: GL1

SF2 ALUMINUM STOREFRONT
COLOR: BLACK ANODIZED ALUMINUM
GLAZING: GL1

PT1 PLINTH COLOR
MFR: DUNN-EDWARDS
COLOR: DET 634 "DOWNING TO EARTH"

PT2 ACCENT COLOR
MFR: DUNN-EDWARDS
COLOR: DE6220 "POROUS STONE"

RF1 METAL ROOFING
MFR: MS METAL SALES
STYLE: T-ARMOR SERIES
PANEL COVERAGE: 18"
COLOR: PARCHMENT

RF2 SINGLE PLY ROOFING
TYPE: PVC
COLOR: COOL ROOF WHITE

GLAZING
MT1 ISOLATED THERMAL UNIT
MFR: VITRO ARCHITECTURAL GLASS
GLASS TYPE: SOLEARBAR 70XL (2) + CLEAR

CONCRETE MASONRY UNITS
CMU1 SPLIT-FACE UNIT
MFR: BASALITE
COLOR: 375

CMU2 SCORED UNIT
MFR: BASALITE
COLOR: 375
KEYNOTES

1. RIGID FRAME RAFTER.
2. RIGID FRAME COLUMN.
3. ALUMINUM STOREFRONT SYSTEM BEYOND.
4. STANDING SEAM METAL ROOFING.
5. METAL AWNING.
6. OVER BUILT DORMERS.
7. METAL COLUMN, TYP.
8. EGRESS DOOR.
9. OVER BUILT DORMERS.
10. ELEVATOR.
11. BALCONY WITH METAL RAILING.
12. CONCRETE PLINTH WITH METAL BUILDING PANELS.
13. EXTERIOR DECORATIVE WALL LIGHTING, TYP.

MACE BLVD AND ALHAMBRA DR
KEYNOTES

1. CONCRETE TILT-UP PANELS.
2. ALUMINUM STOREFRONT SYSTEM.
3. METAL AWNINGS ABOVE.
4. METAL COLUMNS, TYP.
5. DOOR.
KEYNOTES

1. BOARD AND BATTEN METAL BUILDING PANEL SYSTEM.
2. CONCRETE TILT-PANELS WITH "V" REVELS AND CORRUGATED SECTIONS.
3. ALUMINUM STOREFRONT SYSTEM.
4. METAL AWNING.
5. PARAPET CAP.

FINISH LEGEND

EXTerior CLADDING
MT1 METAL PANEL
    MFR: MS METAL SALES
    STYLE: MAXI-BATTEN
    PANEL COVERAGE: 18"
    COLOR: WEATHERED COPPER

MT2 METAL PANEL
    MFR: MS METAL SALES
    STYLE: CORRUGATED
    PANEL COVERAGE: 32"
    COLOR: METALLIC SILVER

EC1 EXPOSED CONCRETE
    TEXTURE: SMOOTH
    COLOR: NATURAL CONCRETE

EC2 EXPOSED CONCRETE
    TEXTURE: CORRUGATED
    COLOR: NATURAL CONCRETE

METAL CANOPY
MT3 METAL CANOPY
    MFR: MAPES
    STYLE: SUPER LUMIDECK
    COLOR: BRONZE

STOREFRONT
SF1 ALUMINUM STOREFRONT
    COLOR: CLEAR ANODIZED ALUMINUM
    GLAZING: GL1

SF2 ALUMINUM STOREFRONT
    COLOR: BLACK ANODIZED ALUMINUM
    GLAZING: GL1

PAINT
PT1 PLINTH COLOR
    MFR: DUNN-EDWARDS
    COLOR: DET 634 "DOWNING TO EARTH"

PT2 ACCENT COLOR
    MFR: DUNN-EDWARDS
    COLOR: DE6220 "POROUS STONE"

ROOFING
RF1 METAL ROOFING
    MFR: MS METAL SALES
    STYLE: T-ARMOR SERIES
    PANEL COVERAGE: 18"
    COLOR: PARCHMENT

RF2 SINGLE PLY ROOFING
    TYPE: PVC
    COLOR: COOL ROOF WHITE

GLAZING
GL1 INSULATED THERMAL UNIT
    MFR: VITRO ARCHITECTURAL GLASS
    TYPE: SOLARBAN 70XL (2)  + CLEAR

CONCRETE MASONRY UNITS
CMU1 SPLIT-FACE UNIT
    MFR: BASALTE
    COLOR: 375

CMU2 SCORED UNIT
    MFR: BASALTE
    COLOR: 375
KEYNOTES

1. BOARD AND BATTEN METAL BUILDING PANEL SYSTEM.
2. CONCRETE TILT-UP PANELS.
3. ALUMINUM STOREFRONT SYSTEM BEYOND.
4. METAL AWNING.
5. PARAPET CAP.
6. SINGLE PLY ROOFING.
7. CRICKET.
8. OPEN WEB TRUSS.
9. METAL COLUMN, TYP.
10. POSSIBLE MECHANICAL UNIT LOCATIONS. SCREENED FROM PEDESTRIAN VIEW.

BUILDING 'B' & 'C' SECTIONS

SECTION A

SECTION B

MACE BLVD AND ALHAMBRA DR
KEYNOTES

1. CONCRETE TILT-UP PANELS.
2. ALUMINUM STOREFRONT SYSTEM.
3. METAL AWNINGS ABOVE.
4. COLUMNS, TYP.
5. DOOR.

BUILDING 'C' FLOOR PLAN

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

1. BOARD AND BATTEN METAL BUILDING PANEL SYSTEM.
2. CONCRETE TILT-PANELS WITH "V" REVELS AND CORRUGATED SECTIONS.
3. ALUMINUM STOREFRONT SYSTEM.
4. METAL AWNING.
5. PARAPET CAP.

**FINISH LEGEND**

**EXTERNAL CLADDING**

- **MT1** METAL PANEL
  - MFR: MS METAL SALES
  - STYLE: MAXI-BATTEN
  - PANEL COVERAGE: 18"
  - COLOR: WEATHERED COPPER

- **MT2** METAL PANEL
  - MFR: MS METAL SALES
  - STYLE: CORRUGATED
  - PANEL COVERAGE: 32"
  - COLOR: METALLIC SILVER

- **EC1** EXPOSED CONCRETE
  - TEXTURE: SMOOTH
  - COLOR: NATURAL CONCRETE

- **EC2** EXPOSED CONCRETE
  - TEXTURE: CORRUGATED
  - COLOR: NATURAL CONCRETE

**METAL CANOPY**

- **MT3** METAL CANOPY
  - MFR: MAPES
  - STYLE: SUPER LUMIDECK
  - COLOR: BRONZE

**STOREFRONT**

- **SF1** ALUMINUM STOREFRONT
  - COLOR: CLEAR ANODIZED ALUMINUM
  - GLAZING: GL1

- **SF2** ALUMINUM STOREFRONT
  - COLOR: BLACK ANODIZED ALUMINUM
  - GLAZING: GL1

**PAINT**

- **PT1** PLINTH COLOR
  - MFR: DUNN-EDWARDS
  - COLOR: DET 634 "DOWNING TO EARTH"

- **PT2** ACCENT COLOR
  - MFR: DUNN-EDWARDS
  - COLOR: DE6220 "POROUS STONE"

**ROOFING**

- **RF1** METAL ROOFING
  - MFR: MS METAL SALES
  - STYLE: T-ARMOR SERIES
  - PANEL COVERAGE: 18"
  - COLOR: PARCHMENT

- **RF2** SINGLE PLY ROOFING
  - TYPE: PVC
  - COLOR: COOL ROOF WHITE

**GLAZING**

- **GL1** INSULATED THERMAL UNIT
  - MFR: VITRO ARCHITECTURAL GLASS
  - TYPE: SOLARBAN 70XL (2) + CLEAR

**CONCRETE MASONRY UNITS**

- **CMU1** SPLIT-FACE UNIT
  - MFR: BASALITE
  - COLOR: 375

- **CMU2** SCORED UNIT
  - MFR: BASALITE
  - COLOR: 375

---

**BUILDING 'C' ELEVATIONS**

---

MACE BLVD AND ALHAMBRA DR

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111 SCRIPPS DRIVE, SACRAMENTO, CA. 95825
P. (916) 972-0131  F. (916) 481-1845

Davis, CA

04/06/18
DR 4.2