

REVISIONS

DRAWING INFO
DATE 11/21/2013
SCALE 1" = 100'-0"
JOB NO. 1886

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CORNERSTONE
ACQUIRA HILLS, CALIFORNIA
ACQUIRA ROAD

PROJECT DATA

LOT SIZE

SITE AREA (SEE 1/T2)	SQ. FT.	ACRES	%
LOT 1 (ZONE E)	271,379	6.23	76
LOT 2 (ZONE G)	86,249	1.98	24
TOTAL	357,628	8.21	100

LOT 1 (ZONE E)

SITE COVERAGE (SEE 1/T2)

BUILDINGS	SQ. FT.	ACRES	%
BUILDINGS	59,962	1.38	22
LANDSCAPING & OPEN SPACE	123,669	2.84	46
HARDSCAPE (PAVING, DRIVEWAYS, SIDEWALKS, PLAZA)	87,748	2.01	32
TOTAL	271,379	6.23	100

TOTAL USABLE AREAS (SEE 4/T2)

	SQ. FT.
RETAIL / RESTAURANT	23,597
OFFICE / RETAIL	45,321
RESIDENTIAL (35 TOTAL)	47,858
TOTAL	116,776

FLOOR AREA RATIO (F.A.R.) CALCULATIONS (SEE 4/T2)

	SQ. FT.	FLOOR AREA RATIO (68,918 / 271,379)
RETAIL & RESTURANT	23,597	
OFFICE / RETAIL AREA	45,321	
SUB TOTAL *	68,918	0.25

* AREAS DO NOT INCLUDE RESIDENTIAL OR SUBTERRANEAN / ENCLOSED PARKING

PUBLIC SPACE REQUIREMENTS (SEE 3/T2)

	SQ. FT.	%
REQUIRED PUBLIC SPACE	40,707	15
PROVIDED PUBLIC SPACE	40,979	15

PARKING AREA (SEE 2/T2)

	SQ. FT.
ENCLOSED PARKING	81,497
ON SITE PARKING	22,154
TOTAL	103,651

REQUIRED LANDSCAPE (15% OF 22,154)

	SQ. FT.	%
REQUIRED LANDSCAPE (15% OF 22,154)	3,323	15
PROVIDED LANDSCAPE	4,088	18

PARKING SPACES (SEE 2/T2)

	STANDARD	HANDICAP	TOTAL
ENCLOSED PARKING	175	8	183
ON SITE PARKING	64	3	67
STREET PARKING	45	6	51
TOTAL	284	17	301

BUILDING HEIGHTS

BUILDING	FEET
BUILDING 1	40-45
BUILDING 2	43-45
BUILDING 3	43-45
BUILDING 4A	30-45
BUILDING 4B	30-45
BUILDING 5	30-35
BUILDING 6	30-35

SUSTAINABLE PRACTICES

The project will incorporate the elements of the California Green Code as the base design criteria, which can include but is not limited to items below:

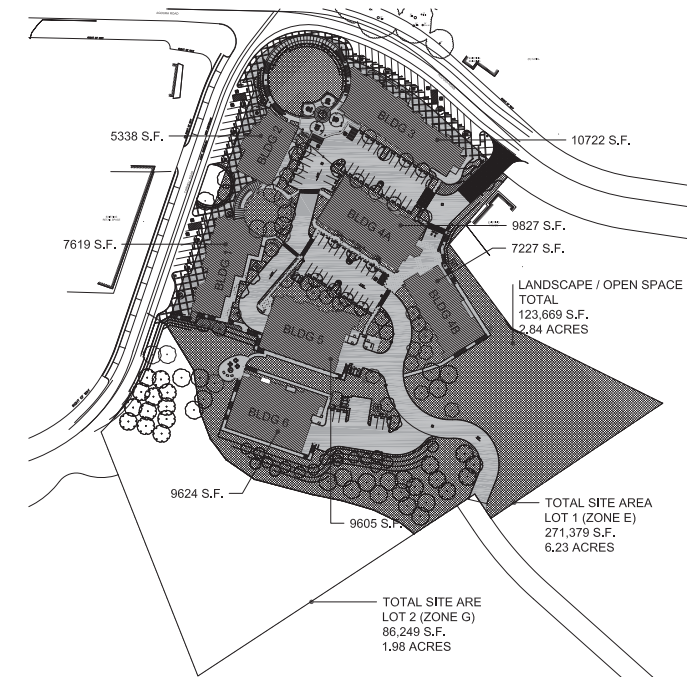
- Construction Phase will incorporate:
 - Control dust and particulates.
 - Erosion control
 - Protection of Natural resources such as oak trees.
 - Disposal of excess dirt and rock to be in an approved location
- Site Protection and environmental resources
 - Area G will be designated as an open space protection zone
 - Mitigation of erosion control
 - Plant materials to be water tolerant, some special areas may need more water.
 - Landscape irrigation to be of a water tolerant design
 - Roof runoff, parking and driveway runoff will go through a filtration system
 - Use of recycled water for irrigation if readily available
- Building construction methods
 - Building envelope insulation to provide efficiency with HVAC systems
 - Use of many recyclable building materials
 - Paint Materials to have low VOC limits
 - No lead paint will be allowed in project
 - HVAC systems to be energy efficient
 - Low flow toilets, urinals and other plumbing fixtures
 - Lighting will incorporate energy efficient lighting design
 - Building materials to have low VOC limits per code
 - Adhesives to have low VOC limits
 - Formaldehyde will follow the California limits with wood products
 - Lighting will limit to lighting standards of light pollution

We are substituting the USGBC code for the now required "California Green Building Standards Code". As it is the new standard in California.

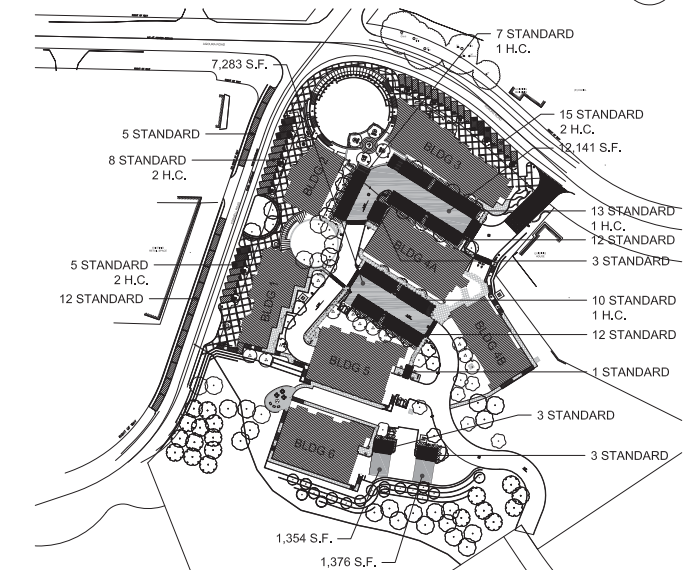


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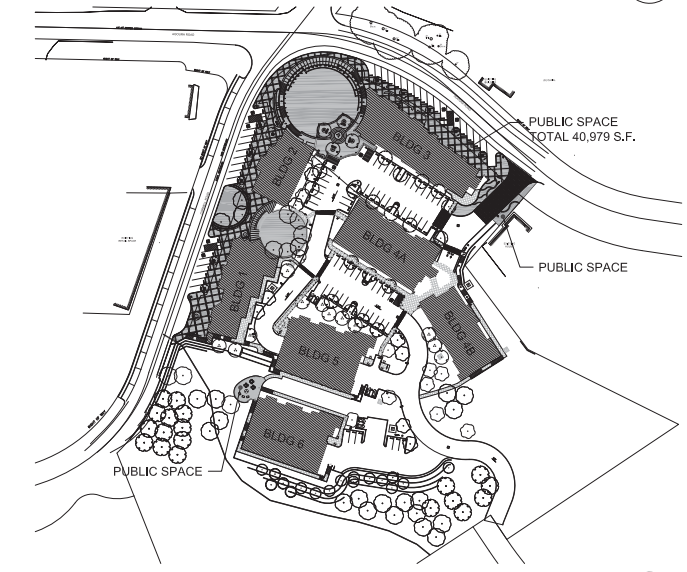
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AREA CALCULATIONS & SUSTAINABLE PRACTICES



SITE COVERAGE CALCULATION
SCALE: 1" = 100'-0"



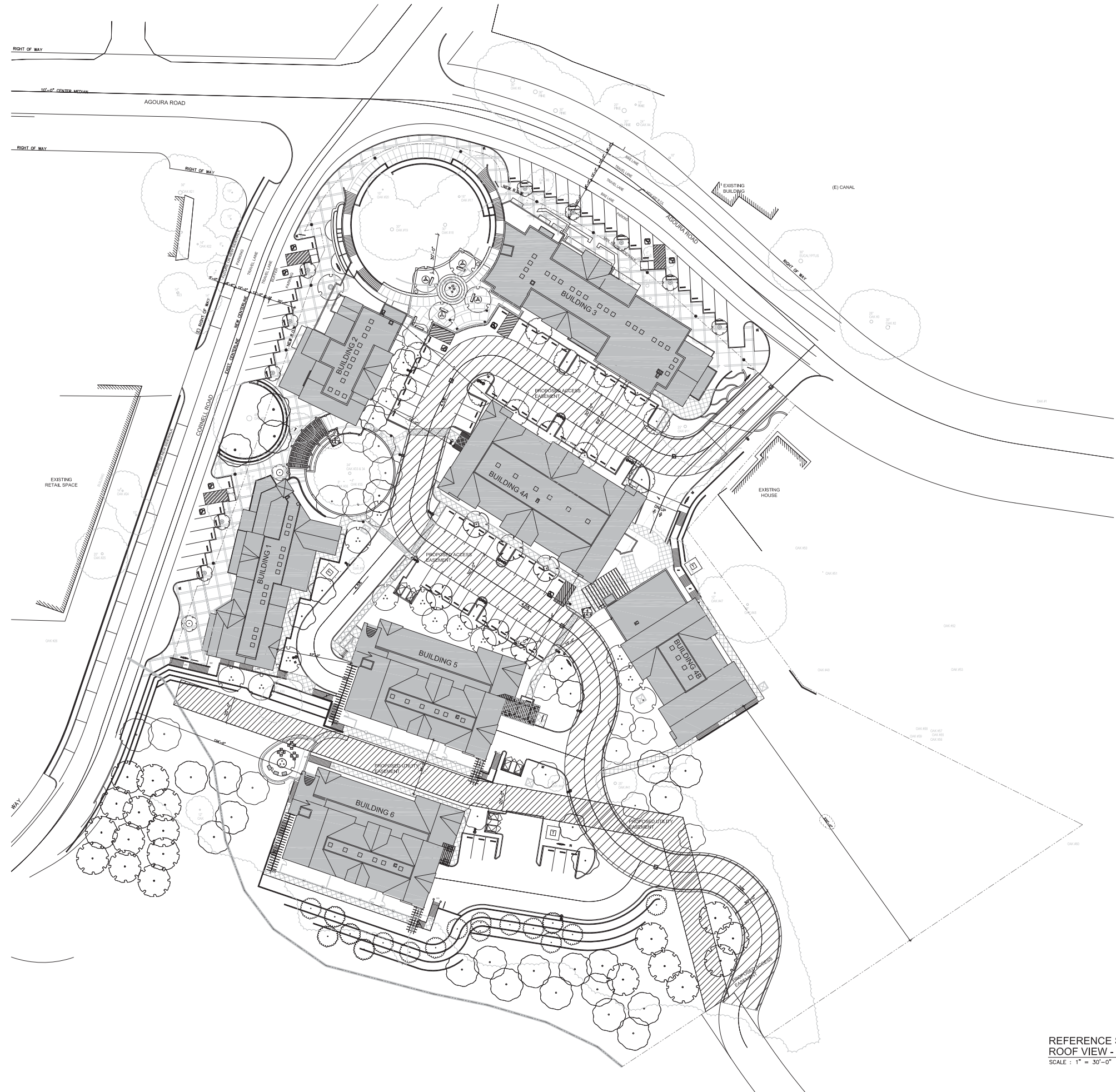
PARKING LANDSCAPE CALCULATION
SCALE: 1" = 100'-0"



PUBLIC SPACE CALCULATION
SCALE: 1" = 100'-0"

<p>(1) 4TH FLOOR 4 UNITS 5,905 S.F.</p> <p>(4A) ROOF</p> <p>(4B) 2ND FLOOR OFFICE 7,447 S.F.</p>			
<p>(2) 3RD FLOOR 7 UNITS 8,944 S.F.</p> <p>(1) 3RD FLOOR 4 UNITS 4,369 S.F.</p> <p>OFFICE / RETAIL 6,103 S.F.</p>	<p>(4A) 2ND FLOOR 8 UNITS 9,172 S.F.</p> <p>(4B) 1ST FLOOR OFFICE 7,538 S.F.</p>	<p>(5) 2ND FLOOR 3 UNITS 5,106 S.F.</p>	<p>(6) 2ND FLOOR 3 UNITS 5,106 S.F.</p>
<p>(2) 2ND FLOOR OFFICE 10,572 S.F.</p> <p>OFFICE / RETAIL 4,158 S.F.</p> <p>(4A) PARKING 45 STD, 3 H.C. 22,137 S.F.</p>	<p>(4A) 1ST FLOOR OFFICE 9,503 S.F.</p> <p>(5) 1ST FLOOR PARKING 11 STD, 1 H.C. 5,801 S.F.</p>	<p>(6) 1ST FLOOR 3 UNITS 4,345 S.F.</p> <p>(6) 1ST FLOOR PARKING 11 STD, 1 H.C. 5,408 S.F.</p>	<p>(6) 1ST FLOOR 3 UNITS 4,353 S.F.</p> <p>(6) 1ST FLOOR PARKING 11 STD, 1 H.C. 5,408 S.F.</p>
<p>(3) 1ST FLOOR RETAIL / RESTAURANT 10,733 S.F.</p> <p>(2) 1ST FLOOR RETAIL / RESTAURANT 5,379 S.F.</p> <p>(1) 1ST FLOOR RETAIL / RESTAURANT 7,485 S.F.</p>	<p>(4A) PARKING SUB LEVEL 79 STD, 2 H.C. 36,525 S.F.</p> <p>(4B) PARKING SUB LEVEL</p>	<p>(5) PARKING SUB LEVEL 29 STD, 1 H.C. 11,625 S.F.</p> <p>(5) PARKING SUB LEVEL</p>	<p>556 S.F.</p> <p>(5) PARKING SUB LEVEL</p>
BUILDING 1,2,3	BUILDING 4A & 4B	BUILDING 5	BUILDING 6

TOTAL USABLE AREAS & PARKING AREA CALCULATIONS
SCALE: 1" = 100'-0"



SITE PLAN LEGEND:

- PROPERTY LINE ---
- RETAINING WALL =
- BUILDING AREA []
- TRASH CONTAINER
SEE LANDSCAPE PLANS. T
- POTTED PLANT P
- NEW TREE SEE
LANDSCAPE PLANS. []
- PROPOSED BENCH
SEE LANDSCAPE PLANS. []
- PROPOSED TABLE
AND CHAIRS []
- BACKFLOW
PREVENTOR []
- FIRE HYDRANT []
- B.B.Q. GRILL []

REFERENCE SITE PLAN
 ROOF VIEW - BUILDING 1-BUILDING 6
 SCALE : 1" = 30'-0"



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SHEET
A1.0
SITE PLAN



SITE PLAN KEY NOTES:

- 1 PARKING STALL (TYPICAL)
- 2 PARKING BUMPER (TYPICAL)
- 3 H.C. PARKING & LOADING
- 4 LOADING ZONE
- 5 PAVING
- 6 PEDESTRIAN RAMP
- 7 STAIRS
- 8 CONCRETE SIDEWALK
- 9 LANDSCAPE AREA
- 10 WROUGHT IRON FENCE (SEE LANDSCAPE PLANS)
- 11 BICYCLE RACK
- 12 BACKFLOW PREVENTER PAINT TO COMPLIMENT LANDSCAPE MATERIALS
- 13 FIRE HYDRANT (SEE CIVIL PLANS)
- 14 STREET LAMP (SEE PHOTOMETRIC DRAWINGS)
- 15 PARKING LOT POLE LIGHT (NOT APPLICABLE SEE ADD'L SITE PLAN)
- 16 BOLLARD LIGHT (NOT APPLICABLE SEE ADD'L SITE PLAN)
- 17 SIGNAGE WALL (SEE LANDSCAPE PLANS)
- 18 WATER FEATURE (NOT APPLICABLE SEE ADD'L SITE PLAN)
- 19 TRASH ENCLOSURE
- 20 TRANSFORMER (NOT APPLICABLE SEE ADD'L SITE PLAN)
- 21 PEDESTRIAN CROSSING (NOT APPLICABLE SEE ADD'L SITE PLAN)
- 22 RETAINING WALL
- 23 TRELIS (NOT APPLICABLE SEE ADD'L SITE PLAN)
- 24 NOT USED
- 25 SITE FURNISHING (SEE LANDSCAPE PLANS)
- 26 DRAIN (NOT APPLICABLE SEE ADD'L SITE PLAN)
- 27 COLUMNS
- 28 ENHANCED PAVING
- 29 ROOF EQUIPMENT (HVAC) (NOT APPLICABLE SEE ADD'L SITE PLAN)
- 30 EXHAUST VENT (NOT APPLICABLE SEE ADD'L SITE PLAN)
- 31 ELEVATOR
- 32 TREE GRATE
- 33 SITE WALL WITH PILASTERS (NOT APPLICABLE SEE ADD'L SITE PLAN)
- 34 RAILING WITH PILASTERS (NOT APPLICABLE SEE ADD'L SITE PLAN)
- 35 GATE (NOT APPLICABLE SEE ADD'L SITE PLAN)

SITE PLAN LEGEND:

- PROPERTY LINE
- RETAINING WALL
- BUILDING AREA
- TRASH CONTAINER SEE LANDSCAPE PLANS.
- POTTED PLANT
- NEW TREE SEE LANDSCAPE PLANS.
- PROPOSED BENCH SEE LANDSCAPE PLANS.
- PROPOSED TABLE AND CHAIRS
- BACKFLOW PREVENTOR
- FIRE HYDRANT
- B.B.Q. GRILL

SITE PLAN
 BLDG. #1 - 1ST FLOOR
 BLDG. #2 - 1ST FLOOR
 BLDG. #3 - 1ST FLOOR
 BLDG. #4A - ABOVE
 BLDG. #4B - ABOVE
 BLDG. #5 - ABOVE
 BLDG. #6 - ABOVE
 SCALE: 1" = 20'-0"



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SHEET
A1.1



SITE PLAN KEY NOTES:

- 1] PARKING STALL (TYPICAL)
- 2] PARKING BUMPER (TYPICAL)
- 3] H.C. PARKING & LOADING
- 4] LOADING ZONE (NOT APPLICABLE SEE ADD'L SITE PLAN)
- 5] PAVING
- 6] PEDESTRIAN RAMP
- 7] STAIRS
- 8] CONCRETE SIDEWALK
- 9] LANDSCAPE AREA
- 10] WROUGHT IRON FENCE (NOT APPLICABLE SEE ADD'L SITE PLAN)
- 11] BICYCLE RACK (NOT APPLICABLE SEE ADD'L SITE PLAN)
- 12] BACKFLOW PREVENTER PAINT TO COMPLIMENT LANDSCAPE MATERIALS
- 13] FIRE HYDRANT (SEE CIVIL PLANS)
- 14] STREET LAMP (NOT APPLICABLE SEE ADD'L SITE PLAN)
- 15] PARKING LOT POLE LIGHT (SEE PHOTOMETRIC DRAWINGS)
- 16] BOLLARD LIGHT (SEE PHOTOMETRIC DRAWINGS)
- 17] SIGNAGE WALL (NOT APPLICABLE SEE ADD'L SITE PLAN)
- 18] WATER FEATURE (SEE LANDSCAPE PLANS)
- 19] TRASH ENCLOSURE (NOT APPLICABLE SEE ADD'L SITE PLAN)
- 20] TRANSFORMER (NOT APPLICABLE SEE ADD'L SITE PLAN)
- 21] PEDESTRIAN CROSSING
- 22] RETAINING WALL
- 23] TRELIS (NOT APPLICABLE SEE ADD'L SITE PLAN)
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- 33] SITE WALL WITH PILLASTERS (NOT APPLICABLE SEE ADD'L SITE PLAN)
- 34] RAILING WITH PILLASTERS
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SITE PLAN LEGEND:

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- PROPOSED TABLE AND CHAIRS
- BACKFLOW PREVENTOR
- FIRE HYDRANT
- B.B.Q. GRILL

SITE PLAN
 BUILDING 1 OPEN TO FLOOR BELOW
 BUILDING 2 2ND FLOOR
 BUILDING 3 2ND FLOOR
 BUILDING 4A BASEMENT PARKING
 BUILDING 4B BASEMENT PARKING
 BUILDING 5 ABOVE
 BUILDING 6 ABOVE
 SCALE: 1" = 20'-0"



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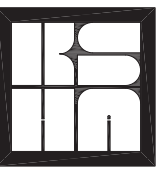
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 - FIRE HYDRANT
 - B.B.Q. GRILL

SITE PLAN
 BLDG. #1 - 2ND FLOOR
 BLDG. #2 - 3RD FLOOR
 BLDG. #3 - 3RD FLOOR
 BLDG. #4A - OFFICE & LOBBY PARKING LEVEL
 BLDG. #4B - OFFICE & LOBBY PARKING LEVEL
 BLDG. #5 - ABOVE
 BLDG. #6 - ABOVE
 SCALE: 1" = 20'-0"

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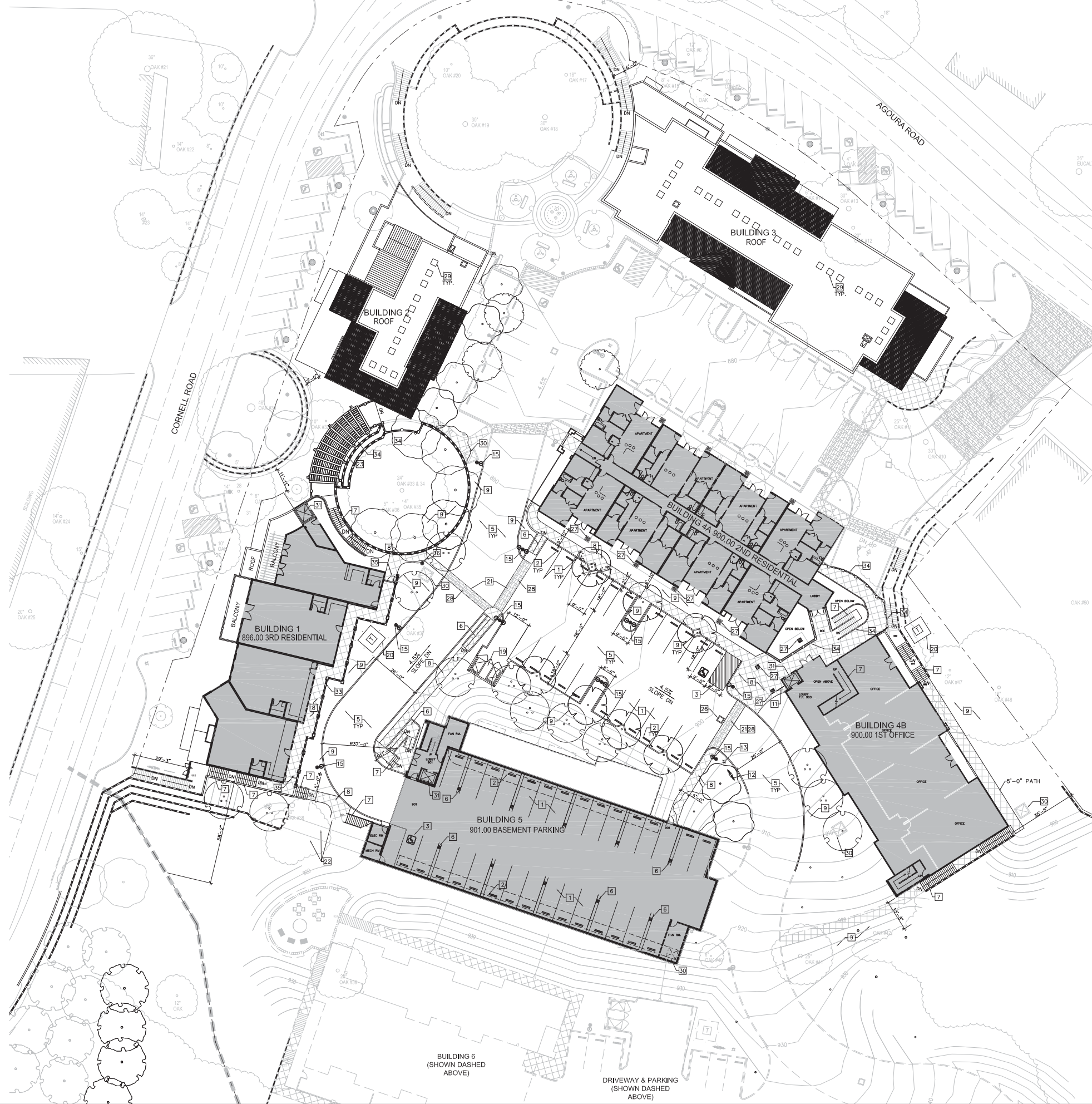
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SITE PLAN
 BLDG. #1 - 3RD FLOOR
 BLDG. #2 - ROOF
 BLDG. #3 - ROOF
 BLDG. #4A - 2ND FLOOR
 BLDG. #4B - 1ST FLOOR
 BLDG. #5 - BASEMENT
 BLDG. #6 ABOVE
 SCALE: 1" = 20'-0"



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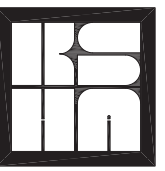
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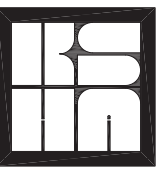
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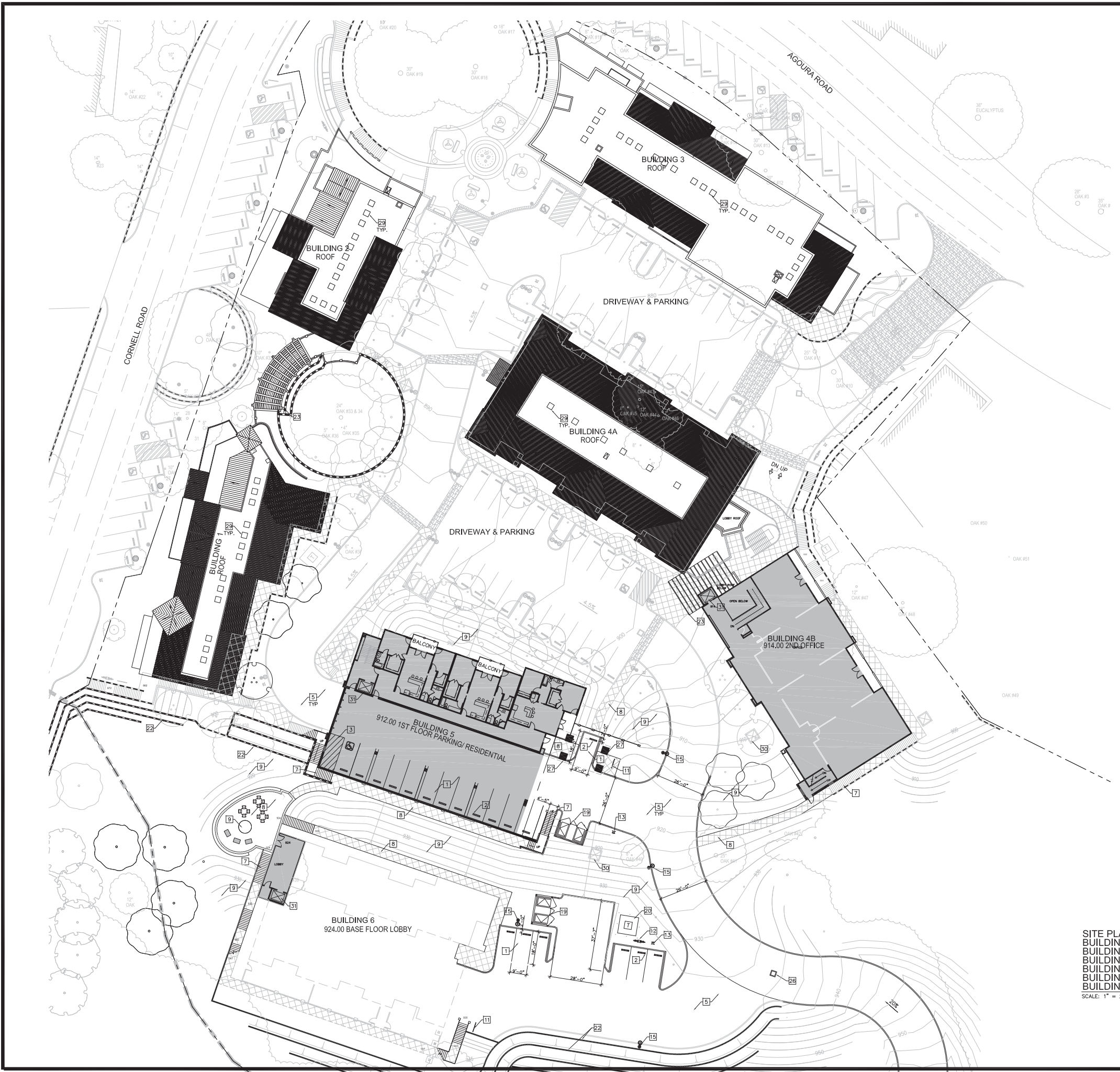
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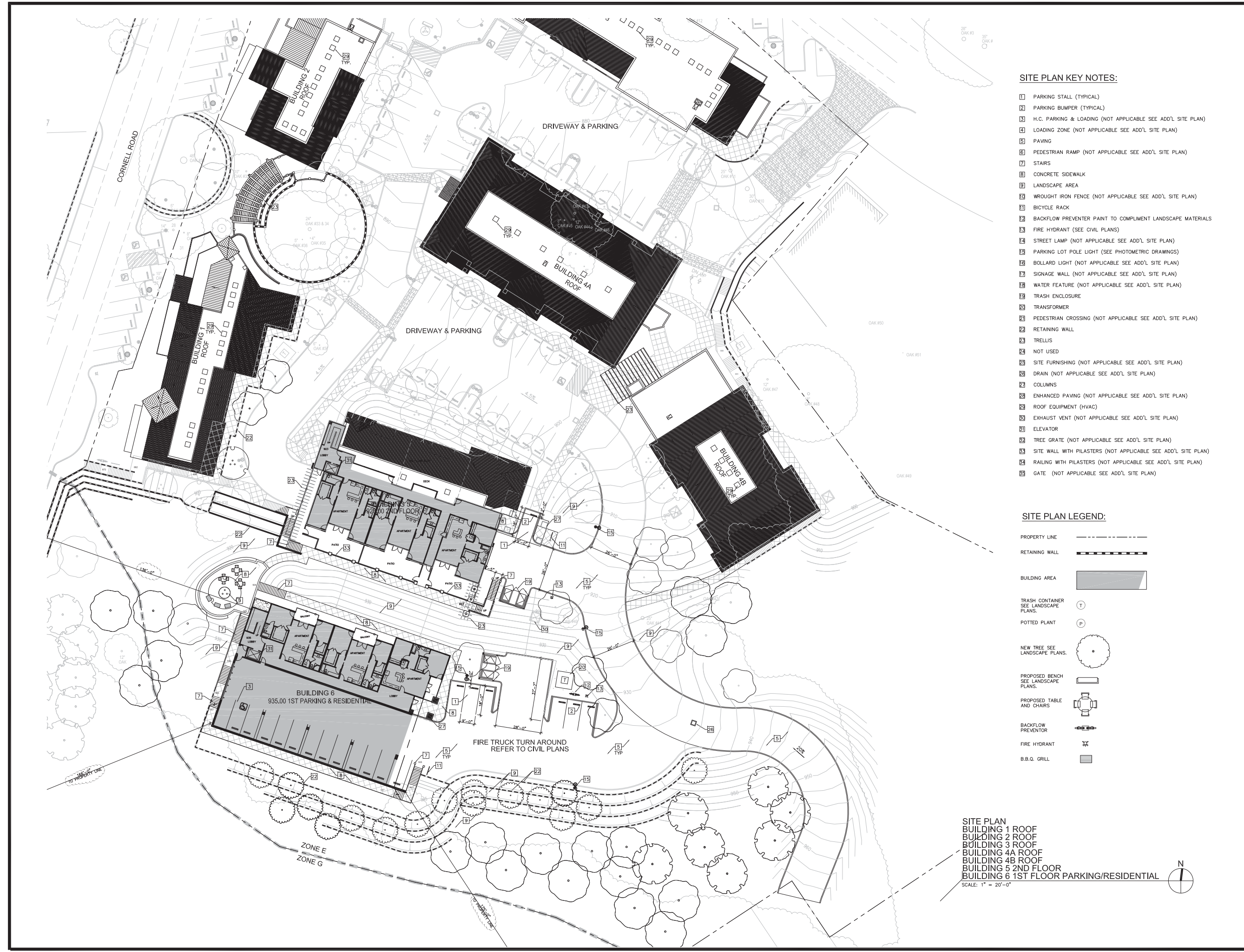
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- 19 TRASH ENCLOSURE
- 20 TRANSFORMER
- 21 PEDESTRIAN CROSSING (NOT APPLICABLE SEE ADD'L SITE PLAN)
- 22 RETAINING WALL (NOT APPLICABLE SEE ADD'L SITE PLAN)
- 23 TRELLIS
- 24 NOT USED
- 25 SITE FURNISHING (NOT APPLICABLE SEE ADD'L SITE PLAN)
- 26 DRAIN (NOT APPLICABLE SEE ADD'L SITE PLAN)
- 27 COLUMNS
- 28 ENHANCED PAVING (NOT APPLICABLE SEE ADD'L SITE PLAN)
- 29 ROOF EQUIPMENT (HVAC)
- 30 EXHAUST VENT (NOT APPLICABLE SEE ADD'L SITE PLAN)
- 31 ELEVATOR
- 32 TREE GRATE (NOT APPLICABLE SEE ADD'L SITE PLAN)
- 33 SITE WALL WITH PILASTERS (NOT APPLICABLE SEE ADD'L SITE PLAN)
- 34 RAILING WITH PILASTERS (NOT APPLICABLE SEE ADD'L SITE PLAN)
- 35 GATE (NOT APPLICABLE SEE ADD'L SITE PLAN)

SITE PLAN LEGEND:

- PROPERTY LINE
- RETAINING WALL
- BUILDING AREA
- TRASH CONTAINER SEE LANDSCAPE PLANS.
- POTTED PLANT
- NEW TREE SEE LANDSCAPE PLANS.
- PROPOSED BENCH SEE LANDSCAPE PLANS.
- PROPOSED TABLE AND CHAIRS
- BACKFLOW PREVENTOR
- FIRE HYDRANT
- B.B.Q. GRILL

SITE PLAN
 BUILDING 1 ROOF
 BUILDING 2 ROOF
 BUILDING 3 ROOF
 BUILDING 4A ROOF
 BUILDING 4B 2ND FLOOR
 BUILDING 5 1ST FLOOR PARKING/RESIDENTIAL
 SCALE: 1" = 20'-0"





SITE PLAN KEY NOTES:

- 1] PARKING STALL (TYPICAL)
- 2] PARKING BUMPER (TYPICAL)
- 3] H.C. PARKING & LOADING (NOT APPLICABLE SEE ADD'L SITE PLAN)
- 4] LOADING ZONE (NOT APPLICABLE SEE ADD'L SITE PLAN)
- 5] PAVING
- 6] PEDESTRIAN RAMP (NOT APPLICABLE SEE ADD'L SITE PLAN)
- 7] STAIRS
- 8] CONCRETE SIDEWALK
- 9] LANDSCAPE AREA
- 10] WROUGHT IRON FENCE (NOT APPLICABLE SEE ADD'L SITE PLAN)
- 11] BICYCLE RACK
- 12] BACKFLOW PREVENTER PAINT TO COMPLIMENT LANDSCAPE MATERIALS
- 13] FIRE HYDRANT (SEE CIVIL PLANS)
- 14] STREET LAMP (NOT APPLICABLE SEE ADD'L SITE PLAN)
- 15] PARKING LOT POLE LIGHT (SEE PHOTOMETRIC DRAWINGS)
- 16] BOLLARD LIGHT (NOT APPLICABLE SEE ADD'L SITE PLAN)
- 17] SIGNAGE WALL (NOT APPLICABLE SEE ADD'L SITE PLAN)
- 18] WATER FEATURE (NOT APPLICABLE SEE ADD'L SITE PLAN)
- 19] TRASH ENCLOSURE
- 20] TRANSFORMER
- 21] PEDESTRIAN CROSSING (NOT APPLICABLE SEE ADD'L SITE PLAN)
- 22] RETAINING WALL
- 23] TRELLIS
- 24] NOT USED
- 25] SITE FURNISHING (NOT APPLICABLE SEE ADD'L SITE PLAN)
- 26] DRAIN (NOT APPLICABLE SEE ADD'L SITE PLAN)
- 27] COLUMNS
- 28] ENHANCED PAVING (NOT APPLICABLE SEE ADD'L SITE PLAN)
- 29] ROOF EQUIPMENT (HVAC)
- 30] EXHAUST VENT (NOT APPLICABLE SEE ADD'L SITE PLAN)
- 31] ELEVATOR
- 32] TREE GRATE (NOT APPLICABLE SEE ADD'L SITE PLAN)
- 33] SITE WALL WITH PILASTERS (NOT APPLICABLE SEE ADD'L SITE PLAN)
- 34] RAILING WITH PILASTERS (NOT APPLICABLE SEE ADD'L SITE PLAN)
- 35] GATE (NOT APPLICABLE SEE ADD'L SITE PLAN)

SITE PLAN LEGEND:

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- RETAINING WALL
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- TRASH CONTAINER SEE LANDSCAPE PLANS.
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 BUILDING 1 ROOF
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 SCALE: 1" = 20'-0"



REVISIONS	

DRAWING INFO	
COMPUTER FILE	
DATE	11/21/2013
SCALE	
JOB NO.	1886

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