

CENTRAL PARK SOUTH

9TH AVENUE AND EL CAMINO REAL, SAN MATEO, CA

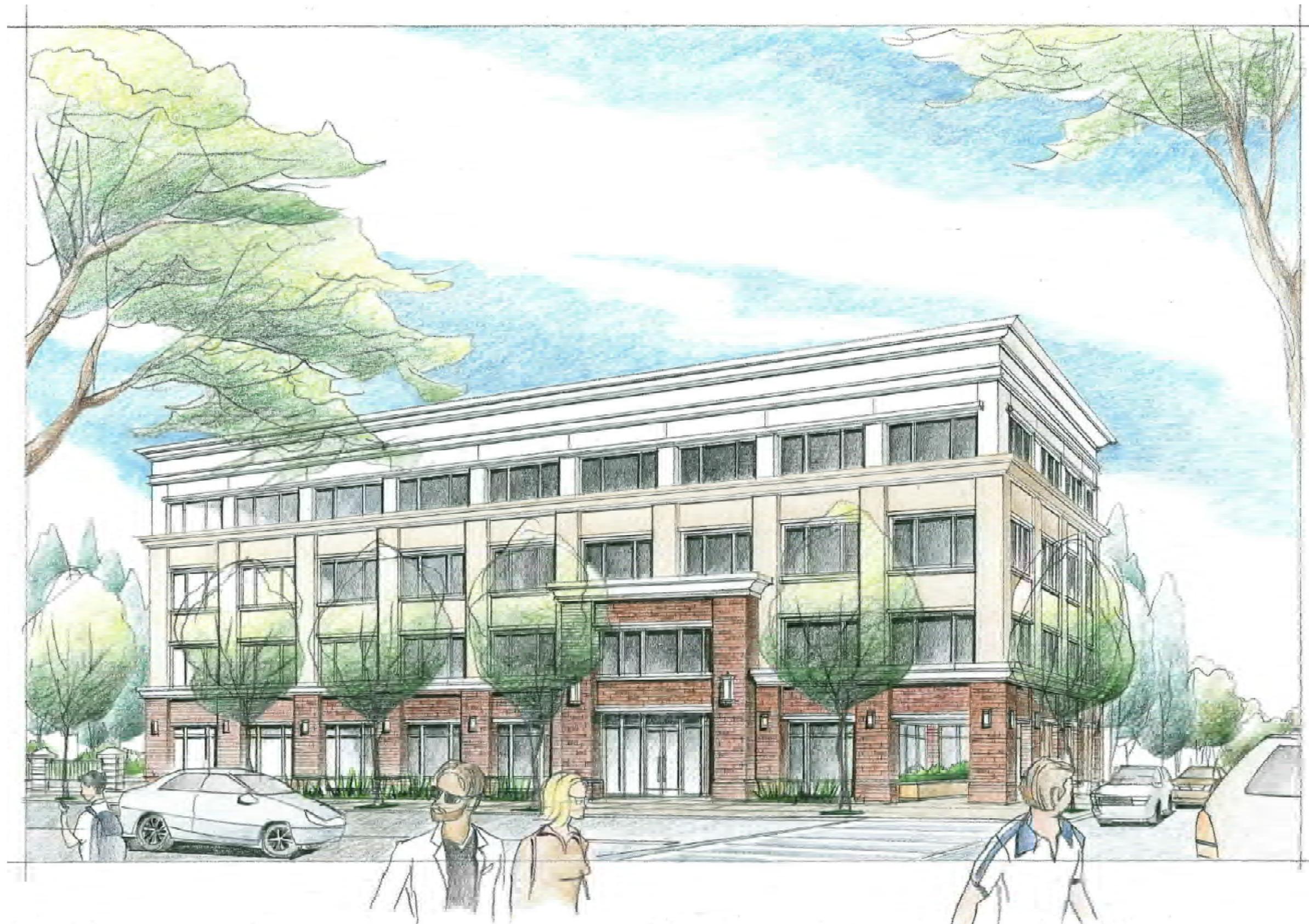
FORMAL PLANNING APPLICATION COLOR EXHIBITS

May 6, 2015

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Office View from El Camino

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Office View from Parking Lot

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E2 **DES**
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Garage Access Stair + Trash Enclosure

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Elevation Along El Camino Real

SCALE: 1" = 16' (11x17)



Elevation Along 9th Ave.



Elevation Facing Apartment

SCALE: 1" = 16' (11x17)



Elevation Facing Central Park





Central Park Pillar and Fence



Wrought Iron Fence - Between Office and Residential Building



Greenscreen Fence



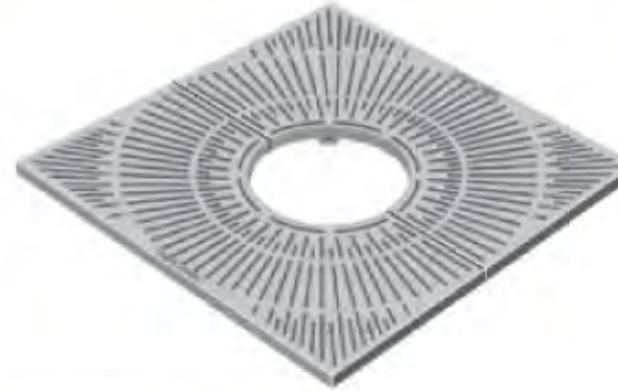
Evergreen Lilac Vine and Star Jasmine for Greenscreen Fence



Backed Bench



Litter Receptacle



Tree Grate



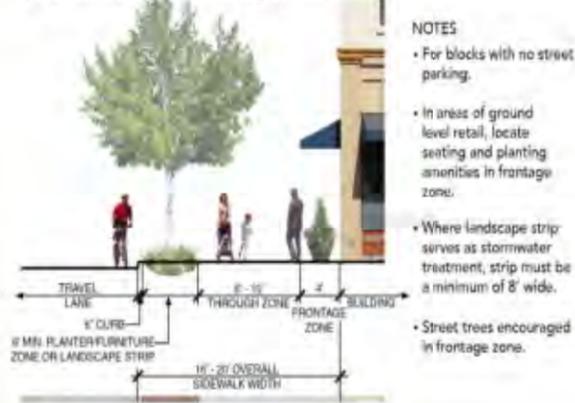
Tree Guard



Colored Concrete

A.9 Sidewalk Standards – Mixed Use Type A

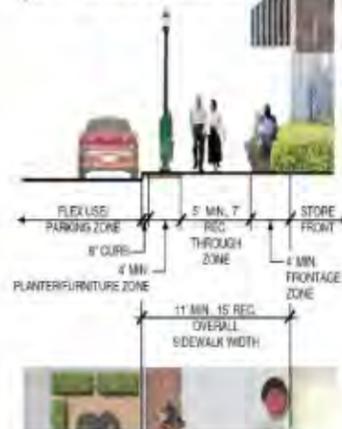
Type A - Mixed Use Zero - Setback Neighborhood



Sidewalk Standard A.9

A.6 Sidewalk Standards – Retail/Commercial Type A

Type A - Sidewalk Along Parallel Parking



Sidewalk Standard A.6

MEIHAN VEGETATION

MEIHAN DESIGN CONCEPT

The following low water vegetation is recommended for the landscape median based on variety of color, hardness, in warm conditions, low maintenance and the Spanish Mission style, many they grasses. The pattern of low water planting should be consistent along the entire length of the median.

Heavenly Bamboo - Nandina domestica

Exp: Drought
 Color: Green-purple color in the winter can red color in the fall
 Growth: Medium growth rate in partial shade to full sun. Tolerates mild drought with general neglect.

Flax - Phlox subulata

Exp: Low growth
 Color: Green purple, or variegated color depending on variety and bloom
 Growth: Fast growth rate in partial shade to full sun. Tolerates mild drought.

Day Lily - Hemerocallis hybrid

Exp: Drought to drought tolerant
 Color: Green to yellow with various colors
 Growth: Fast growth rate in partial shade to full sun. Tolerates mild drought.

Fortnight Lily - Dianella nigra

Exp: Drought
 Color: Medium green vegetation with long white flowers with orange centers and purple buds
 Growth: Growth rate in full sun or partial shade.

Planting at Parkway

Figure 2.24 Heavenly Bamboo - Nandina domestica. 8' to 10' tall, medium to large shrub with dense foliage. Suitable for use in the landscape.

Figure 2.25 Fortnight Lily - Dianella nigra. 8' to 10' tall, medium to large shrub with dense foliage. Suitable for use in the landscape.



Street Tree - London Plane Tree



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Residential-Character Sketch
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Elevation Along 9th Ave.



Elevation Facing Central Park

SCALE: 1" = 16'(11x17)





Northeast Elevation



Elevation Facing Office Building

SCALE: 1" = 16' (11x17)



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Residential-Elevations
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E11 **DES**
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Wrought Iron Fence - Between Development and Adjacent Apartments



Bike Rack (stainless steel)



Greenscreen Fence between Development and Central Park



Evergreen Lilac Vine and Star Jasmine for Greenscreen Fence



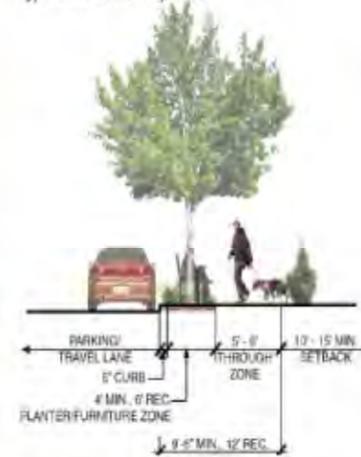
Street Tree - London Plane Tree



Tree Guard

A.5 Sidewalk Standards – Residential Type C

Type C - New Development



Sidewalk Standard A.5

NOTES

- Application for new, higher density neighborhoods with minimum of 10'-15' setback required.
- Locate stormwater treatment features in planter/furniture zone.
- Locate street trees in tree grates within planter/furniture zone.

RECOMMENDED BY: MEDIUM VEGETATION

MEDIA DESIGN CONCEPT:
The following low scale vegetation is recommended for the landscape median based on variety of color, hardness in urban conditions, low maintenance and the Spunk! aesthetic design image they present. The pattern of low-scale planting should be consistent along the entire length of the median.

<p>Figure 2.22 Heavenly Bamboo - <i>Nerita dumastrii</i>. With large clusters of long-spurred tubular, star-shaped flowers in shades of pink and white.</p>	<p>Figure 2.23 Flax - <i>Linum catharticum</i>. With its distinctive upright, spike-like flowers in shades of blue and white.</p>
<p>Figure 2.24 Day Lily - <i>Lilium</i> spp. With large, trumpet-shaped flowers in shades of white, orange, and red.</p>	<p>Figure 2.25 Fortnight Lily - <i>Dianella nigra</i>. With upright, spike-like flowers in shades of blue and white.</p>

Heavenly Bamboo - *Nerita dumastrii*
 Type: Perennial
 Color: Green foliage with pink, purple, and white flowers
 Growth: Medium growth rate, upright habit, full sun, tolerates drought and general neglect

Flax - *Linum catharticum*
 Type: Perennial
 Color: Green foliage with small, tubular flowers in shades of blue and white
 Growth: Fast growth rate, upright habit, full sun, tolerates drought

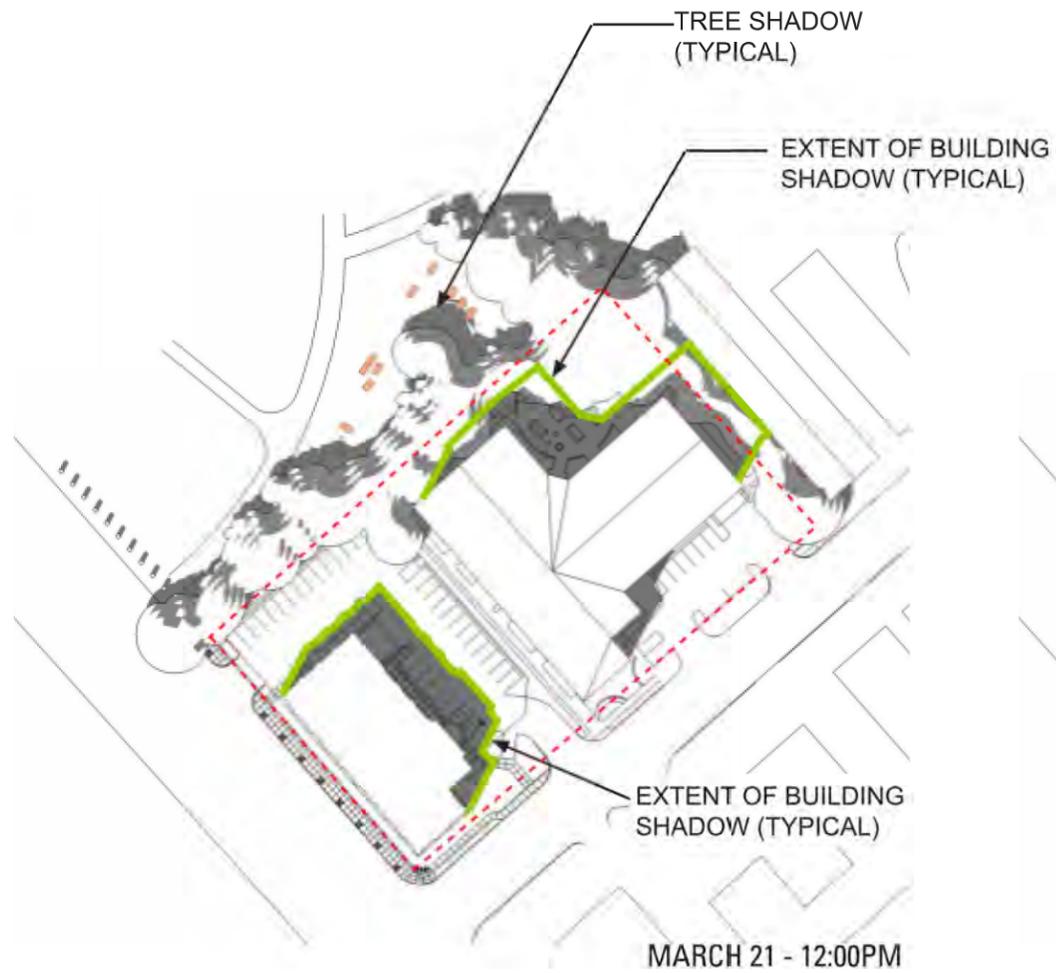
Day Lily - *Lilium* spp.
 Type: Perennial
 Color: Green foliage with large, trumpet-shaped flowers in shades of white, orange, and red
 Growth: Green best in full sun, or in partial shade in cooler climates

Fortnight Lily - *Dianella nigra*
 Type: Perennial
 Color: Green foliage with upright, spike-like flowers in shades of blue and white
 Growth: Green best in full sun or partial shade

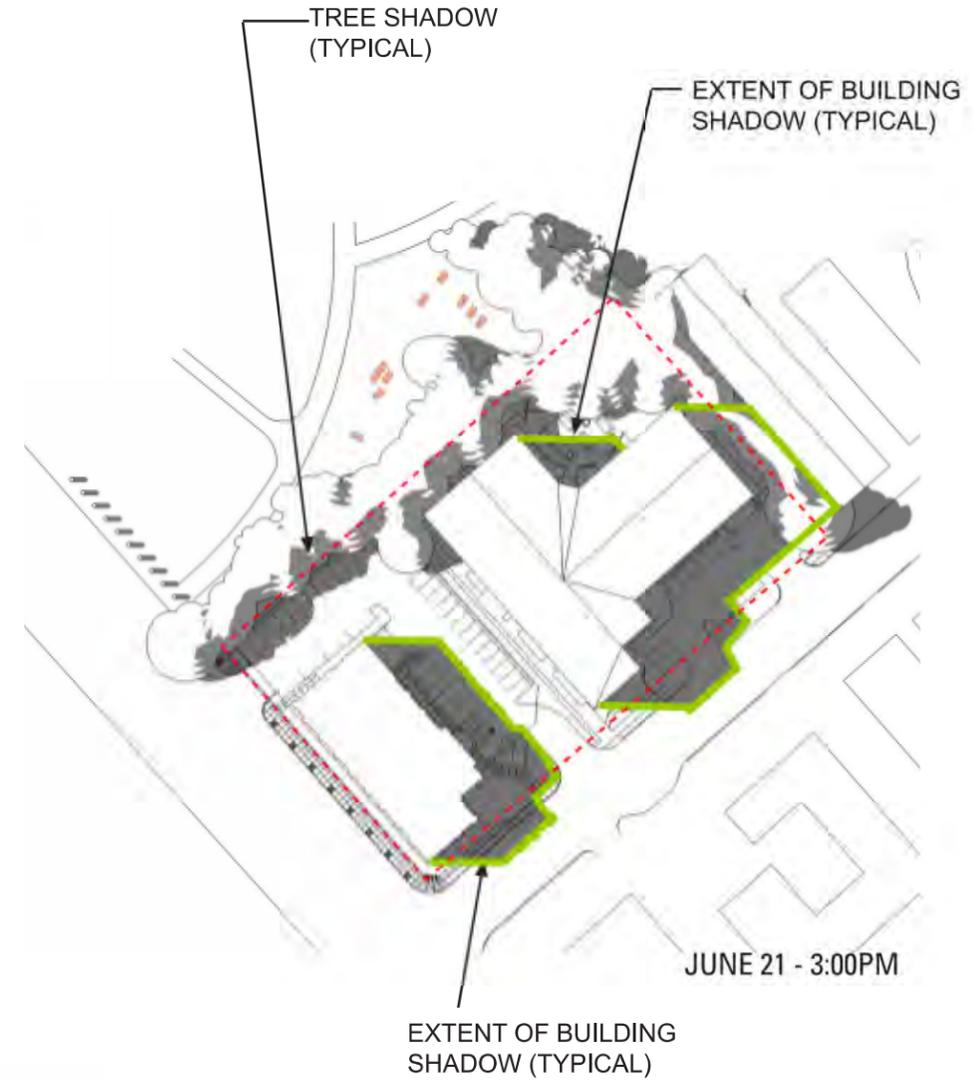
Planting at Parkway



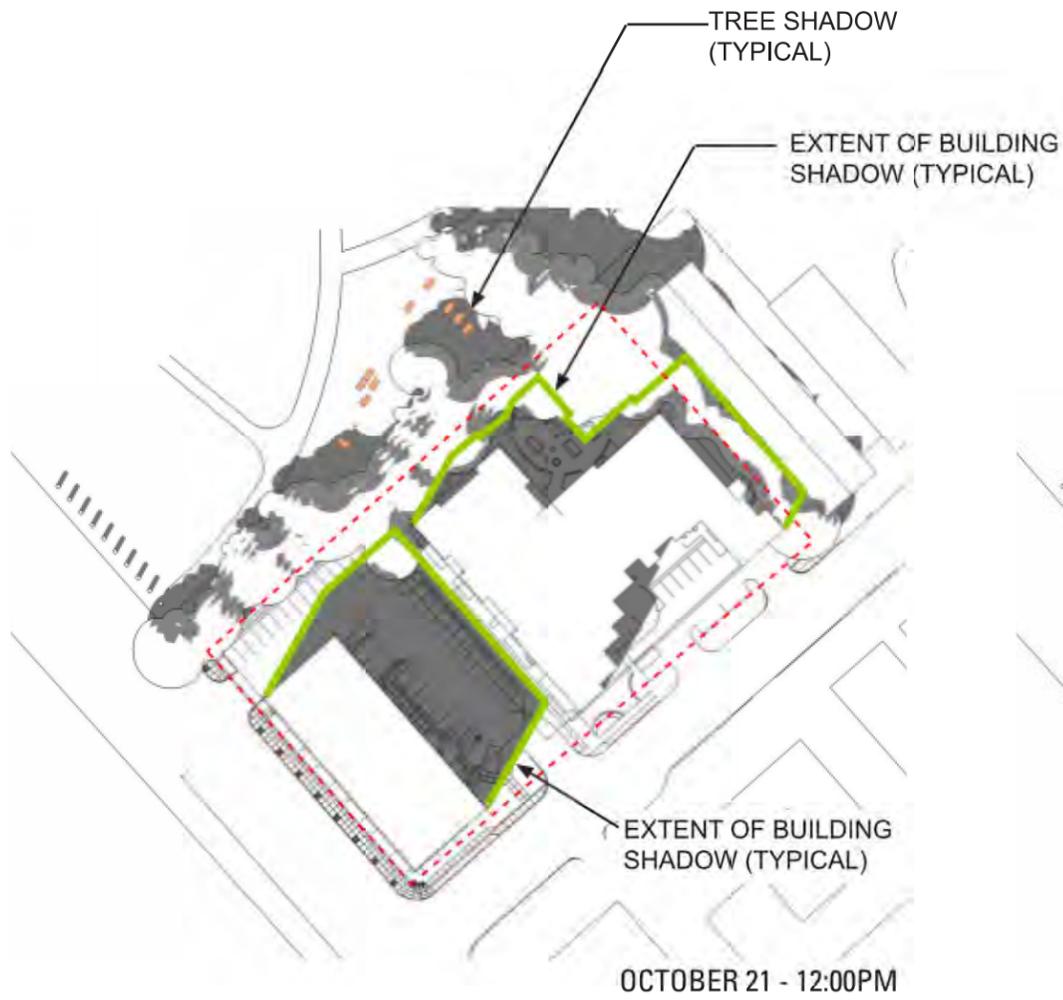
Colored Concrete



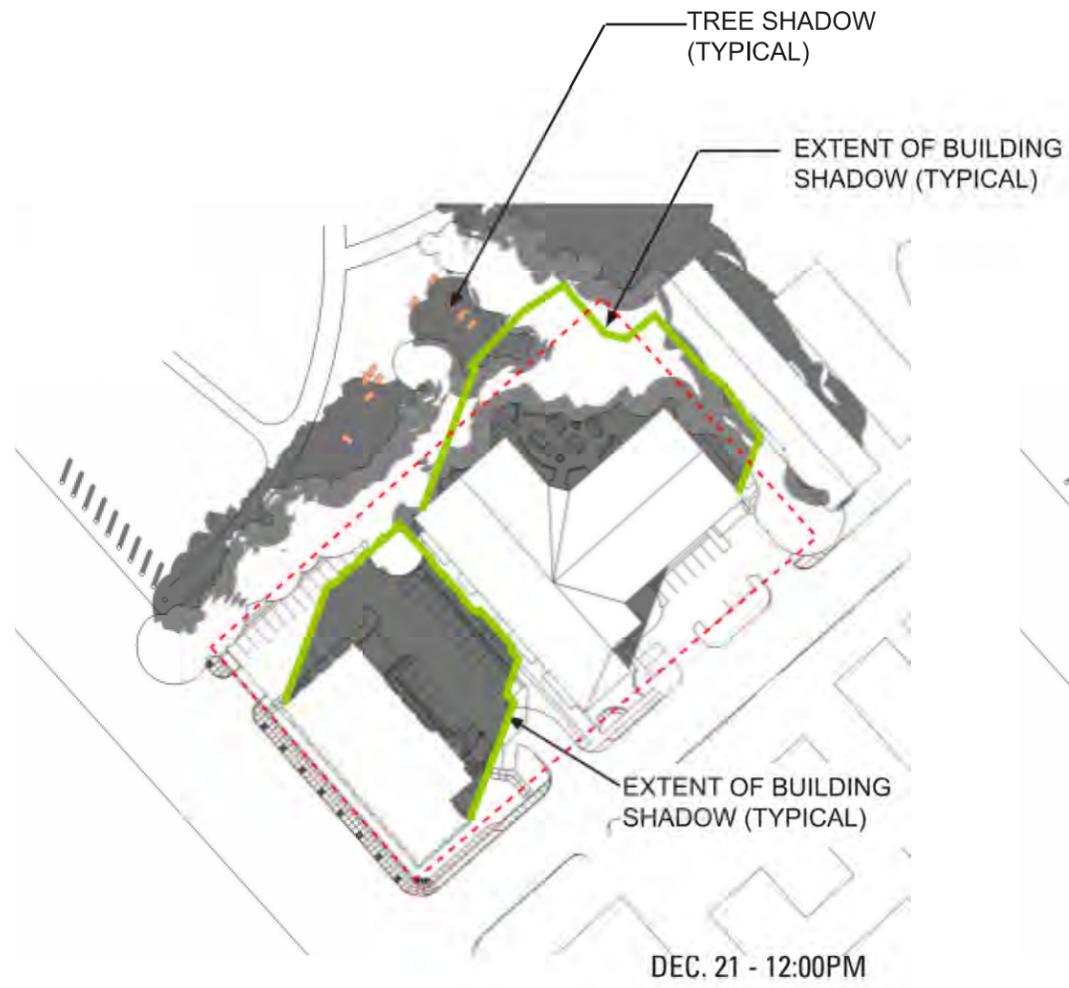
NOTE:
 The gray areas represent the shadows cast by either the buildings or the trees within central park. The green line shows the extent of the building shadow.



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Original Photo
 Photo taken approximately 160' away from property edge



PROPOSED BUILDINGS - PLANTING DAY 1



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View From Central Park at Initial Installation

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PROPOSED BUILDINGS - 5 YEAR



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View From Central Park at 5 years from Installation

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PROPOSED BUILDINGS - 15 YEAR



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View From Central Park at 15 years from Installation

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