

PROJECT DIRECTORY

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LANDSCAPE DESIGN PACKAGE CHECKLIST

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| <input checked="" type="checkbox"/> | CONCEPTUAL LANDSCAPE DESIGN PLANS |
| <input checked="" type="checkbox"/> | CONCEPTUAL IRRIGATION PLANS |
| <input checked="" type="checkbox"/> | HYDROZONE PLAN |
| <input checked="" type="checkbox"/> | WATER BUDGET CALCULATIONS |
| | SOIL MANAGEMENT REPORT (TO BE PROVIDED AFTER MASS GRADING OF SITE) |
| <input checked="" type="checkbox"/> | GRADING DESIGN PLAN (SEE CIVIL PLANS) |
| | LANDSCAPE AUDIT (TO BE PROVIDED AFTER CONSTRUCTION) |

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.

3-22-2024

LANDSCAPE ARCHITECT SIGNATURE AND DATE

3-22-2024

LIC NO.: 6032

AFTER INSTALLATION OF LANDSCAPING ON PROPERTY, I AGREE TO HAVE AN IRRIGATION AUDIT, LANDSCAPE AUDIT, IRRIGATION SCHEDULE, AND MAINTENANCE SCHEDULE CONDUCTED BY A CERTIFIED AUDITOR AND SUBMIT IT TO THE CITY FOR FINAL PROJECT SIGN OFF.

3-22-2024

LANDSCAPE ARCHITECT SIGNATURE AND DATE

3-22-2024

LIC NO.: 6032

I HAVE COMPLIED WITH THE CRITERIA OF THE STATE OF CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLAN.

3-22-2024

LANDSCAPE ARCHITECT SIGNATURE AND DATE

3-22-2024

LIC NO.: 6032

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

3-22-2024

LANDSCAPE ARCHITECT SIGNATURE AND DATE

3-22-2024

LIC NO.: 6032

PROJECT INFORMATION

PROJECT ADDRESS
DEPAUL DRIVE AND COCHRANE ROAD

TYPE
PRIVATE

TOTAL LANDSCAPE AREA
283,290 SF

WATER SUPPLY TYPE
POTABLE

PLANTING NOTES

GENERAL

1. ALL WORK SHALL BE PERFORMED BY PERSONS FAMILIAR WITH PLANTING WORK AND UNDER THE SUPERVISION OF A QUALIFIED PLANTING FOREMAN.
2. ALL QUANTITIES AND PLANT COUNTS ARE FOR THE CONVENIENCE OF THE CONTRACTOR. IN CASE OF DISCREPANCIES, THE PLAN SHALL GOVERN.
3. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO MAKE SUBSTITUTIONS, ADDITIONS, AND DELETIONS IN THE PLANTING SCHEME AS THEY FEEL NECESSARY WHILE WORK IS IN PROGRESS, UPON APPROVAL BY THE OWNER. SUCH CHANGES ARE TO BE ACCOMPANIED BY EQUITABLE ADJUSTMENTS IN THE CONTRACT PRICE, WHEN NECESSARY.
4. PLANT MATERIAL LOCATIONS SHOWN ARE DIAGRAMMATIC AND MAY BE SUBJECT TO CHANGE IN THE FIELD BY THE LANDSCAPE ARCHITECT. PLANT LOCATIONS ARE TO BE ADJUSTED IN THE FIELD AS NECESSARY TO SCREEN UTILITIES, BUT SHALL NOT BLOCK WINDOWS, BLOCK SIGNS NOR IMPEDE ACCESS.
5. THE DESIGN INTENT OF THE PLANTING PLAN IS TO ESTABLISH AN ATTRACTIVE MATURE LANDSCAPE APPEARANCE. FUTURE PLANT GROWTH WILL NECESSITATE TRIMMING, SHAPING, AND IN SOME CASE REMOVAL OF TREES AND SHRUBS AS AN ON-GOING MAINTENANCE PROCEDURE.
6. ALL PLANTING AREA MUST BE IRRIGATED WITH AUTOMATIC IRRIGATION SYSTEM. IRRIGATION SYSTEM SHALL BE FULLY AUTOMATED AND OPERATIONAL WITH FULL COVERAGE PRIOR TO PLANTING.
7. CONTRACTOR TO REVIEW ALL EXISTING, PROPOSED, & AS BUILT UTILITY PLANS PRIOR TO CONSTRUCTION. CONTRACTOR TO TAKE PRECAUTIONS IN EXCAVATION OF ALL TREE PLANTING PITS. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS FOUND DURING CONSTRUCTION.
8. CONTRACTOR MUST REVIEW ALL PLANS PRIOR TO THE BEGINNING OF CONSTRUCTION AND MAINTAIN THE FOLLOWING CLEARANCES FOR ALL TREE PLANTINGS. CONTRACTOR TO TAKE PRECAUTION IN ALL EXCAVATION ACTIVITY. NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS PRIOR TO INSTALLATION.
 - FIRE HYDRANTS AND PIVS: 5' MINIMUM
 - LIGHT POLES: 10' MINIMUM
 - UTILITIES: 5' MINIMUM
 - BUILDING ROOF EDGE: 5' MINIMUM

9. CONTRACTOR TO PROVIDE AND ARRANGE FOR PLANT MATERIAL THRU CONTRACT GROW, PLANT BROKERS, OR DIRECT PURCHASE AS REQUIRED FOR THE FULL IMPLEMENTATION OF THE PROJECTS PLANTING PLAN. CONTRACTOR MUST SUBMIT WITHIN 30 DAYS AFTER AWARD OF A BID A DETAILED NURSERY LIST OF SECURED PLANT MATERIAL, CONTRACT GROW PLANT MATERIAL, AND ANY SUBSTITUTION REQUESTS. CONTRACTOR SHALL ARRANGE AND SECURE ALL PLANT MATERIAL WITHIN 30 DAYS OF BID. UPON DELIVERY, PLANT MATERIAL THAT DOES NOT MEET NURSERY STANDARDS, IS ROOT BOUND, OF POOR QUALITY, HEALTH, SUBSTANDARD SIZE, AND/OR IS NOT APPROVED BY THE LANDSCAPE ARCHITECT, SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. MATERIAL WHICH IS NOT SECURED AND IS UNAVAILABLE IN THE SIZE SPECIFIED SHALL BE UP-SIZED, IF AVAILABLE. ALL REPLACEMENT MATERIAL, SUBSTITUTIONS OR UP-SIZED PLANT MATERIAL MUST BE PROVIDED AS REQUIRED FOR THE FULL IMPLEMENTATION OF THE PLANTING PLAN AT NO ADDITIONAL COST TO THE CONTRACT AND OWNER.
10. PROCUREMENT OF PLANT MATERIAL SHALL NOT BE LIMITED TO NORTHERN CALIFORNIA. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRUCKING, INSPECTIONS, AND INCIDENTALS FOR PROVIDING PLANT MATERIAL FROM SOURCES OUT OF STATE AS REQUIRED BY THE PROJECT PLANTING PLAN.

SOILS

1. THE CONTRACTOR MAY PROTECT AND STOCKPILE EXISTING SITE SOILS WHICH MAY BE REUSED FOR PLANTING PURPOSES. EXISTING SOILS SHALL BE TESTED PRIOR TO STOCKPILE FOR SOILS SUITABILITY PER THE REQUIREMENTS BELOW.
3. ALL ORGANIC COMPOST SHALL HAVE AN AGRICULTURAL SUITABILITIES TEST FOR COMPATIBILITY TO EXISTING SITE SOILS. TEST RESULTS SHALL BE DATED WITHIN THE LAST 3 MONTHS OF THE SUBMITTAL.
4. ALL EXISTING SITE SOILS SHALL HAVE AN AGRICULTURAL SUITABILITIES TEST BY AN APPROVED SOILS TESTING LAB (WAYPOINT ANALYTICAL OR APPROVED EQUAL) AND ANALYSIS FOR RECOMMENDATIONS ON ORGANIC COMPOST, AMENDMENTS, GRO POWER FERTILIZER AND ANY INCIDENTALS. RECOMMENDATIONS CONTAINED IN THE SOILS ANALYSIS RESULTS ARE TO BE IMPLEMENTED BEFORE PLANTING OCCURS. CONTRACTOR SHALL PROVIDE UP TO 4 COMBINED TESTS AT LOCATIONS SELECTED BY THE LANDSCAPE ARCHITECT. SOIL SAMPLES TO BE TAKEN AND COMBINED FROM A DEPTH OF 6" AND 24". PROVIDE ADDITIONAL TESTING (ONE 6" AND ONE 24" DEPTH TEST PER 25,000 SF FOR AREAS WHICH WERE LIME TREATED). THE ORGANIC COMPOST TEST RESULTS LISTED ABOVE SHALL BE SUBMITTED TO THE SOILS LAB FOR ACCURATE RECOMMENDATIONS OF THE SOIL AMENDMENT REQUIREMENTS. SOIL AMENDMENTS SHALL BE INCORPORATED ACCORDING TO RECOMMENDATIONS OF THE SOIL REPORT AND WHITE IS APPROPRIATE FOR THE PLANTS SELECTED (SEE SECTION 18.148.070). TEST RESULTS SHALL BE TAKEN AFTER ALL GRADING OPERATIONS ARE COMPLETE.
5. ALL LIME TREATED SOILS IN AREAS TO RECEIVE PLANTING SHALL BE FULLY REMOVED AND REPLACED WITH CLEAN APPROVED IMPORT TOP SOIL AT NO COST TO THE OWNER. AN ADDITIONAL 8 SOILS TESTS MAY BE REQUESTED BY THE LANDSCAPE ARCHITECT. ALL TESTING SHALL BE PAID FOR BY THE CONTRACTOR.
6. ALL SOILS IMPORTED ONTO THE SITE FOR ANY PURPOSE SUCH AS GRADING, NON EXPANSIVE FILL, FILL, OR FOR ANY GENERAL PURPOSE MUST BE TESTED FOR PLANT SUITABILITY PRIOR TO PLACEMENT. ALL IMPORT SOILS SHALL BE NON-DETRIMENTAL TO PLANT MATERIAL AND SOILS ANALYSIS SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL. PROVIDE 1 TEST PER 500 CY OF MATERIAL.
7. ALL IMPORT SOILS SHALL BE FREE OF DELETERIOUS MATERIALS, AGGREGATES, AND ROCK. IMPORT SOIL SHALL BE LOAM/ CLAY LOAM WITH A PH BETWEEN 6 AND 7.5. SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
8. FOR BID PURPOSES AND FOR LANDSCAPE INSTALLATIONS, COMPOST AT A RATE OF A MINIMUM OF 4 CUBIC YARDS PER 1000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF 6 INCHES INTO THE SOIL SOLS WITH GREATER THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES OF SOIL ARE EXEMPT FROM ADDING COMPOST AND TILLING. CONTRACTOR TO SUBMIT ALL DELIVERY TICKETS FOR COMPOST AND FERTILIZERS FOR VERIFICATION.
9. SOIL IS TO BE AMENDED, AT THE RATE INDICATED BY THE SOIL ANALYSIS, TO BRING THE SOIL ORGANIC MATTER CONTENT TO A MINIMUM OF 3.5% BY DRY WEIGHT, AND A MINIMUM OF 2" OF QUALITY RECYCLED COMPOST, ON ALL PLANTING AREAS.
10. PRIOR TO THE PLANTING OF ANY MATERIALS, COMPAKTED SOILS SHALL BE TRANSFORMED TO A FRABLE CONDITION. ON ENGINEERED SLOPES, ONLY AMENDED PLANTING HOLES NEED MEET THIS REQUIREMENT. ALL PLANTERS IN AREAS WHICH HAVE BEEN COMPAKTED, SUCH AS CONSTRUCTION STAGING AREAS AND IN PARKING LOTS, SHALL BE CROSS RIPPED TO THE FOLLOWING DEPTHS: PLANTERS LESS THAN THREE (3) FEET WIDE SHALL HAVE COMPACTION RELIEVED TO A MINIMUM DEPTH OF TWENTY-FOUR (24) INCHES BELOW SUBGRADE. PLANTERS THREE TO TEN (3-10) FEET WIDE MUST HAVE COMPACTION RELIEVED TO A MINIMUM DEPTH OF 18" BELOW SUBGRADE. PLANTERS MORE THAN 10' WIDE SHALL HAVE COMPACTION RELIEVED TO A MINIMUM DEPTH OF 12" BELOW SUBGRADE. AREAS SHALL BE PROTECTED AFTER DECOMPAKTING.
11. CONTRACTOR SHALL PERFORM A PERCOLATION TEST AT THE BEGINNING OF CONSTRUCTION AT 1 LOCATION PER ACRE (MAX OF 4) TO DETERMINE THE DRAINAGE CAPACITY OF THE EXISTING SITE SOIL FOR TREE HEALTH. NOTIFY THE LANDSCAPE ARCHITECT IF DRAINAGE IS LESS THAN 2" PER HOUR.

TREES

1. ALL TREES SHALL BE STANDARDS UNLESS SPECIFICALLY NOTED.
2. ALL TREES ARE TO BE STAKED AS SHOWN ON THE TREE STAKING/GUYING DIAGRAMS. BRANCHING HEIGHT OF TREES SHALL BE A 6"-0" MINIMUM ABOVE FINISH GRADE. ALL TREES IN A FORMAL GROUP PLANTING MUST BE MATCHING IN SIZE AND SHAPE. ALL STREET TREES TO BE INSTALLED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE OWNER. LANDSCAPE ARCHITECT SHALL BE CONSULTED REGARDING ORIENTATION OF TREES PRIOR TO PLANTING AND/OR BACKFILLING.
3. PLANT TREES 3'-0" MINIMUM FROM FACE OF CURB AT PARKING, AND FROM EDGES OF PAVING. ALL TREES WITHIN 5' OF PAVING AREAS AND BUILDINGS MUST HAVE ROOT BARRIERS INSTALLED. SEE ROOT BARRIER DETAIL. DEEP ROOT BARRIER MODEL NO. UB.24.2. (415) 344-1464. INSTALL PER MANUFACTURER'S SPECIFICATIONS. WHERE WATER BARRIERS AND ROOT BARRIERS ARE REQUIRED, USE CENTURY PRODUCTS DUAL PURPOSE WATER/ ROOT BARRIER CR-PE24-20, (714)632-7083, S.C.D. FOR LOCATIONS OF WATER BARRIER.
4. PROVIDE 4" BERM AROUND TREE FOR WATER BASIN. SEE TREE STAKING DETAIL. BERM TO BE REMOVED IN LAWN AREA AFTER INITIAL MAINTENANCE PERIOD. MULCH TREE WELL WITH 3" LAYER OF RECYCLED CHIPPED MULCH. KEEP MULCH AWAY FROM TREE TRUNK. HOLD LAWN AND HYDROSEED 2' CLEAR FROM TRUNKS, TYP.
5. TREES MUST HAVE AN UNCUT LEADER THAT HAS A UNIFORM TAPER FROM BASE TO TIP. TREES MUST MEET AT LEAST NORMAL CALIPER AND HEIGHT FOR CONTAINER SIZE. OVERGROWN OR ROOT BOUND TREES ARE NOT ACCEPTABLE.
6. FOR ALL TREES IN STORMWATER INFILTRATION ZONES HOLD FG OF FOOTBALL 4" ABOVE FG OF FLOWLINE. ADJUST ADJACENT GRADE OF SOIL TO BLEND UNIFORMLY AROUND FOOTBALL AND ALLOW UNIMPEDED FLOW OF WATER.

SHRUBS, AND GROUNDCOVERS

1. GROUNDCOVER MUST BE PLANTED AS SHOWN ON THE PLAN, INCLUDING UNDER SHRUBS AND IN TREE WATERING BASINS.
2. SHRUBS AND PERENNIALS MUST HAVE ADEQUATE SETBACK FROM THE ADJACENT SIDEWALK AND EDGES OF PARKING LOT CURBS. NOTIFY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION IF PLANT MATERIAL MAY PROTRUDE INTO THE PATH OF TRAVEL.

ACCESSORIES

1. ALL PLANTING NOT BOUNDED BY CONCRETE OR A Hardscape EDGE SHALL BE COMPLETELY SURROUNDED BY HEADERS. ALL ASPHALT AND DECOMPOSED GRANITE AREAS TO BE COMPLETELY SURROUNDED BY HEADERS OR ADJACENT CONCRETE WORK.
2. A MINIMUM 3-INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT IN TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRADICTED TO PROMOTE HABITAT FOR BENEFICIAL INSECTS AND OTHER WILDLIFE, UP TO 5% OF LANDSCAPE AREA MAY BE LEFT WITHOUT MULCH. DESIGNATED ISCT HABITAT MUST BE INCLUDED IN THE LANDSCAPE DESIGN PLAN AS SUCH.
3. ORGANIC MULCH MATERIALS MADE FROM RECYCLED OR POST-CONSUMER SHALL TAKE PRECEDENCE OVER INORGANIC MATERIALS OR VIRGIN FOREST PRODUCTS UNLESS THE RECYCLED POST-CONSUMER ORGANIC PRODUCTS ARE NOT LOCALLY AVAILABLE. ORGANIC MULCHES ARE NOT REQUIRED WHERE PROHIBITED BY LOCAL FUEL MODIFICATION PLAN GUIDELINES OR OTHER APPLICABLE LOCAL ORDINANCES. (THE USE OF BARK MULCH, GORILLA MULCH, SHREDDED CEDAR ARE STRONGLY DISCOURAGED AND SHOULD NOT BE USED IN ANY PROJECT.) MULCH COLOR: BROWN. SUBMIT SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO ORDERING.
4. STABILIZING MULCHING PRODUCTS SHALL BE USED ON SLOPES THAT MEET CURRENT ENGINEERING STANDARDS.
5. THE MULCHING PORTION OF THE SEED/MULCH SLURRY IN HYDRO-SEEDED APPLICATIONS SHALL MEET THE MULCHING REQUIREMENT.
6. ALL MULCH WITHIN STORMWATER PLANTING AREAS MUST BE 3" OF WASHED PEA GRAVEL. SUBMIT SAMPLE FOR REVIEW AND APPROVAL.
7. ALL STORMWATER CURB CUTS MUST BE REINFORCED WITH A MINIMUM 12" WIDE X18" LONG X 6" DEEP BAND OF COBBLE. COBBLE SHALL BE 40% 4"-6" AND 60% 2"-3" NOYO COBBLE. PROVIDE 24" WIDE BY 6" DEPTH OF COBBLE AROUND ALL CATCH BASINS LOCATED IN DRAINAGE AREAS. SUBMIT SAMPLE FOR REVIEW AND APPROVAL.
8. ALL RAINWATER LEADERS DISCHARGING INTO LANDSCAPE AREAS MUST HAVE SPLASH BLOCKS. MODEL: CDI 16X24". COLOR: TO MATCH PAVING. (800) 279-2278.
9. ALL SLOPES GREATER THAN 2.5:1 MUST BE COVERED WITH EROSION CONTROL NETTING PER THE MANUFACTURER'S SPECIFICATIONS. OVERLAP ALL EDGES A MINIMUM OF 12" AND SECURE AS REQUIRED WITH METAL STAPLES. EROSION CONTROL NETTING TO BE WESTERN EXCELSIOR, EXCELSIOR CS-3 OR APPROVED EQUIVALENT AVAILABLE FROM REED & GRAHAM 888-381-0800.
10. SEE SPECIFICATIONS FOR ALL FERTILIZER REQUIREMENTS

SUBMITTALS

1. CONTRACTOR MUST SUBMIT ALL TESTS, PRODUCTS, ACCESSORIES, INCIDENTALS, CUT SHEETS OF ALL ITEMS SPECIFIED FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
2. ALL PLANT MATERIAL MUST BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO DELIVERY. CONTRACTOR SHALL SUBMIT PHOTOS OF ALL SHRUBS, GROUNDCOVERS, VINES, AND TREES FOR PRELIMINARY REVIEW AND APPROVAL.
3. ALL SUBMITTALS AND PLANT MATERIAL NOT REVIEWED AND APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT MAY BE SUBJECT TO FULL REMOVAL AND REPLACEMENT WITH APPROVED SOILS, FERTILIZERS, AND PLANT MATERIAL AT NO ADDITIONAL COST TO THE CONTRACT OR OWNER.
4. SUBMITTALS AND SITE MOCKUPS OF ALL WORK SHALL BE REQUIRED PRIOR TO FINAL PLACEMENT INCLUDING BUT NOT LIMITED TO ALL WALLS, PAVEMENTS, COLORS, FINISHES, METAL WORK, FENCING, AND PAINTING FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT. SEE SPECIFICATIONS.

MUNICIPAL REQUIREMENTS

1. ALL PLANT MATERIAL TO BE INSPECTED & APPROVED BY CITY REPRESENTATIVE AND LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
2. CONTACT THE PROJECT LANDSCAPE ARCHITECT FOR FINAL INSPECTION OF LANDSCAPE AND IRRIGATION. PRIOR TO RELEASE OF BUILDING FOR OCCUPANCY, THE PROJECT LANDSCAPE ARCHITECT WILL SUBMIT A LETTER TO THE CITY CERTIFYING THE PLANTING AND IRRIGATION HAS BEEN INSTALLED IN CONFORMANCE WITH THE APPROVED PLANTING AND IRRIGATION PLANS, SUBJECT TO THE REVIEW AND APPROVAL OF THE CITY LANDSCAPE ARCHITECT. SECURITIES IN LIEU OF INSTALLATION WILL NOT BE ACCEPTED.
3. DURING THE INSTALLATION OF LANDSCAPING AND INSTALLATION AND PRIOR TO THE ISSUANCE OF A BUILDING OCCUPANCY PERMIT, THE LANDSCAPE ARCHITECT MUST INSPECT AND MONITOR THE INSTALLATION OF MATERIALS TO VERIFY CONFORMANCE TO THESE PLANS. ONCE APPROVED, THE LANDSCAPE ARCHITECT SHALL PROVIDE A WRITTEN LETTER TO DEPARTMENT OF PLANNING AND DEVELOPMENT STATING COMPLIANCE WITH THE APPROVED PLANS.

WATER CONSERVATION STATEMENT

1. THE PLANT LIST IS PRELIMINARY IN NATURE. SPECIES SHALL BE ADDED AND SUBTRACTED TO FULFILL THE DESIGN AND HORTICULTURAL REQUIREMENTS AS NECESSARY.
2. THE IRRIGATION SYSTEM SHALL BE DESIGNED WITH WATER CONSERVATION IN MIND WHILE ACHIEVING THE GOAL OF EFFECTIVELY AND EFFICIENTLY PROVIDING THE LANDSCAPE WITH WATER BY MEANS OF DRIP OR BUBBLER IRRIGATION TO ALL NON-TURF AREAS AND BUBBLERS TO THE TREES.
3. ALL SPRAY SYSTEM SHALL BE SPRAY HEADS WITH A PRECIPITATION RATE LESS OF 3/4" PER HOUR, PRESSURE COMPENSATING NOZZLES AND MATCH PRECIPITATION IN A HEAD TO HEAD LAYOUT TO ACHIEVE AN EVEN LEVEL OF PRECIPITATION THROUGHOUT THE IRRIGATION SYSTEM.
4. A STATE-OF-THE-ART IRRIGATION CONTROLLER CAPABLE OF PERCENT ADJUSTMENT, PROGRAMMING, AND RAIN/FREEZE SENSOR WITH MIND SHUT OFF SHALL BE SPECIFIED FOR THIS PROJECT TO CONTROL THE WATER ALLOCATED TO EACH VALVE GROUPED PER INDIVIDUAL HYDROZONE (BASED ON PLANT TYPE, WATER USE, EXPOSURE, TURF, NON-TURF, AND BERM AREAS).
5. BACKFLOW PREVENTION DEVICES SHALL BE STATE APPROVED.

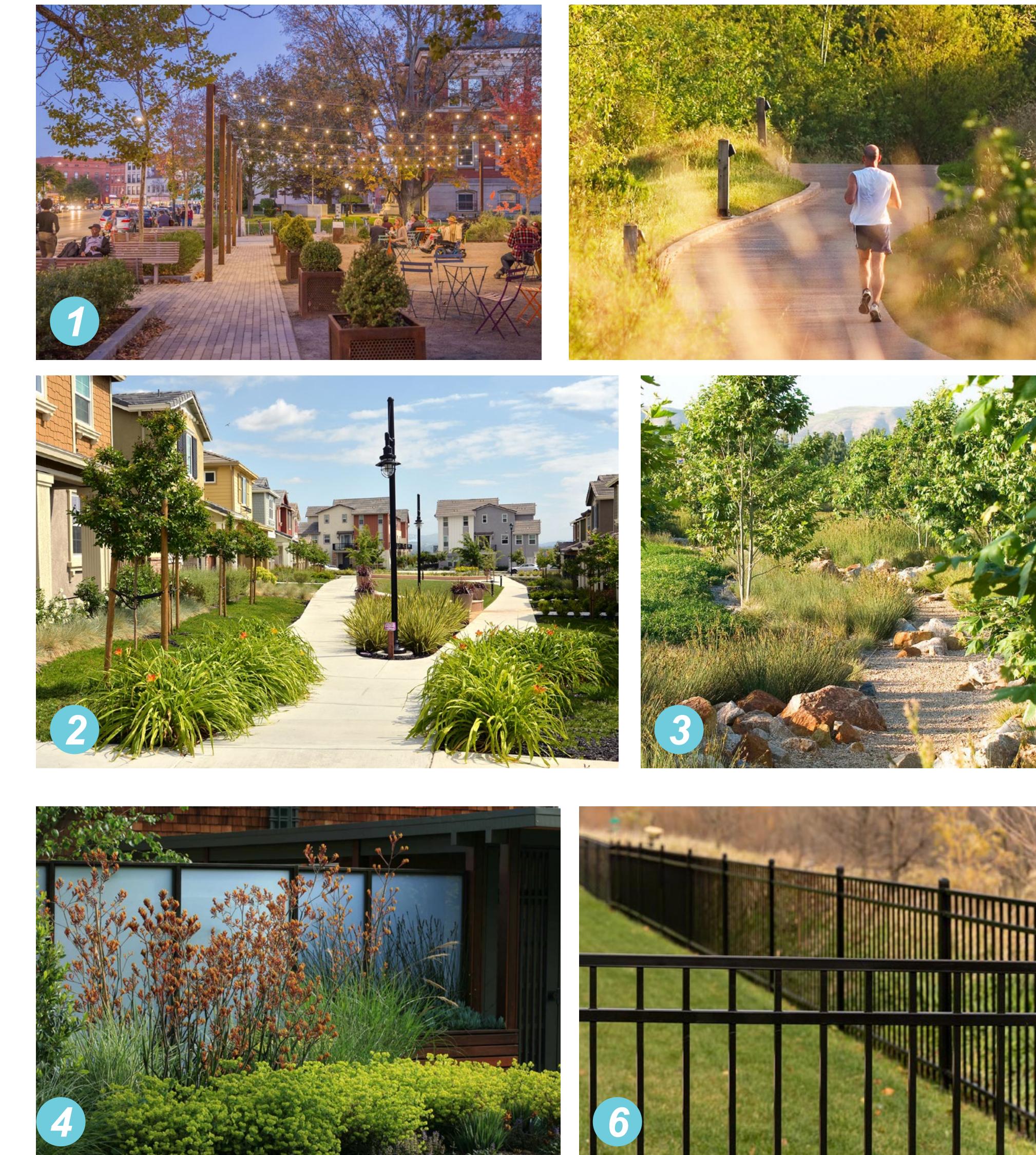
IRRIGATION NOTES

1. THESE IRRIGATION DRAWINGS ARE DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. ALL PIPING, VALVES, AND OTHER IRRIGATION COMPONENTS MAY BE SHOWN WITHIN PAVED AREAS FOR GRAPHIC CLARITY ONLY AND ARE TO BE INSTALLED WITHIN PLANTING AREAS WHERE FEASIBLE. WHEN INSTALLED WITHIN PAVING AREAS ALL VALVES, SPLICE BOXES, ETC. SHALL BE INSTALLED WITHIN A PRECAST CONCRETE BOX. DUE TO THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, CONDUIT, AND OTHER ITEMS WHICH MAY BE REQUIRED. INVESTIGATE THE STRUCTURAL AND FINISHED CONDITION AFFECTING THE CONTRACT WORK INCLUDING OBSTRUCTIONS, GRADE DIFFERENCES OR AREA DIMENSIONAL DIFFERENCES. IN THE EVENT OF FIELD DISCREPANCY WITH CONTRACT DOCUMENTS, PLAN THE INSTALLATION WORK ACCORDINGLY BY NOTIFICATION AND APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE AND ACCORDING TO THE CONTRACT SPECIFICATIONS, NOTIFY AND COORDINATE IRRIGATION CONTRACT WORK WITH APPLICABLE CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE, CONDUIT OR SLEEVES THROUGH OR UNDER WALLS, ROADWAYS, PAVING AND STRUCTURES BEFORE CONSTRUCTION. IN THE EVENT THESE NOTIFICATIONS ARE NOT PERFORMED, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR REQUIRED REVISIONS.
2. THE IRRIGATION SYSTEM SHALL BE INSTALLED IN CONFORMANCE WITH ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES BY LICENSED CONTRACTORS AND EXPERIENCED WORKMEN. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS AND FEES RELATED TO HIS WORK.
3. UNDERGROUND SERVICE ALERT (USA): FOR EXISTING UTILITY LOCATIONS, CONTRACTOR SHALL NOTIFY USA, 811 OR 800.227.2600 AT LEAST TWO (2) FULL WORKING DAYS PRIOR TO ALL PLANNED WORK OPERATIONS. THE U.S.A. AUTHORIZATION NUMBER SHALL BE KEPT AT THE SITE.
4. EXISTING UTILITIES, UNDERGROUND FACILITIES & SITE IMPROVEMENTS: LOCATIONS & ELEVATIONS OF ALL EXISTING UTILITIES (UNDERGROUND & OVERHEAD) & SITE IMPROVEMENTS, IF SHOWN ON THE PLANS, ARE APPROXIMATE ONLY. FIELD VERIFY LOCATION. PROTECT EXISTING UTILITIES & SITE IMPROVEMENTS FROM DAMAGE. CONTRACTOR TO TAKE SPECIAL PRECAUTIONS WHEN WORKING NEAR HIGH RISK UTILITIES.
5. CONTRACTOR SHALL CONTACT THE RESPECTIVE UTILITY COMPANY TO OBTAIN INFORMATION REGARDING THE EXACT DEPTH OF BURIAL & HORIZONTAL LOCATION OF UTILITY LINES AS NECESSARY. CONTRACTOR SHALL COORDINATE ALL NECESSARY UTILITY RELOCATIONS & ADJUSTMENTS WITH THE APPROPRIATE UTILITY COMPANIES.
6. PRIOR TO PERFORMING UNDERGROUND CONSTRUCTION, THE CONTRACTOR SHALL MAKE THE NECESSARY PROBES TO IDENTIFY AREAS OF POSSIBLE CONFLICT WITH PROPOSED CONSTRUCTION AS CONTRACTOR SHALL EXCAVATE TO DETERMINE TYPES, EXTENT, SIZE, AND DEPTHS OF UNDERGROUND UTILITIES. COORDINATE WORK TO AVOID CONFLICTS BETWEEN PROPOSED IMPROVEMENTS & EXISTING UNDERGROUND FACILITIES, SEWER LATERALS, STORM DRAINS & WATER
7. FIELD CHANGES: CONTRACTOR SHALL NOTIFY CITY'S REPRESENTATIVE IMMEDIATELY UPON DISCOVERY OF ANY POTENTIAL FIELD CHANGES. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT WRITTEN AUTHORIZATION FROM THE CITY.
8. SITE RESTORATION: CONTRACTOR SHALL REPLACE OR RESTORE TO PRECONSTRUCTION CONDITION ALL PAVING, UTILITIES, SERVICES, IRRIGATION, LANDSCAPE MATERIALS, PAVEMENT DELINEATION & OTHER IMPROVEMENTS, THAT ARE NOT TO BE REMOVED BUT ARE DAMAGED DURING CONSTRUCTION AT NO ADDITIONAL EXPENSE TO THE OWNER.
9. CONTRACTOR SHALL NOTE AND INSTALL SLEEVE LOCATIONS AS SHOWN ON IRRIGATION PLANS. IN ADDITION TO THE SLEEVES AND CONDUITS SHOWN ON THE DRAWINGS, THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF SLEEVES AND CONDUITS OF SUFFICIENT SIZE UNDER ALL PAVED AREAS.
10. THE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED CONTRACTOR IN CONFORMANCE WITH ALL APPLICABLE STATE AND LOCAL CODES/ORDINANCES. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS AND FEES RELATED TO HIS WORK ON THE PROJECT.
11. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH GRADE DIFFERENCES AND WITH ALL LOCATIONS OF STRUCTURES, UTILITIES, AND FENCES. THE CONTRACTOR SHALL COORDINATE HIS WORK WITH OTHERS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES AND
12. IRRIGATION EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
13. ALL IRRIGATION EMISSION DEVICES SHALL MEET ANSI, ASAB/ICC 802-2014 "LANDSCAPE IRRIGATION SPRINKLER AND Emitter STANDARD." ALL SPRINKLER HEADS SHALL DOCUMENT A DISTRIBUTION UNIFORMITY LOW QUARTER OF 0.65 OR HIGHER USING THE PROTOCOL DEFINED IN ASABE/SS 802-2014.
14. THE CONTRACTOR SHALL PROVIDE THE OWNER WITH AN ACCURATE AS-BUILT SET OF IRRIGATION DRAWINGS PRIOR TO FINAL ACCEPTANCE OF THE WORK. THE AS-BUILT DRAWINGS SHALL BE DELINEATED ON REPRODUCIBLE MATERIALS TO BE SUPPLIED BY THE LANDSCAPE ARCHITECT.
15. A DEDICATED LANDSCAPE WATER METER SHALL BE INSTALLED FOR ALL LANDSCAPE AREAS EXCEEDING 5,000 SQFT.
16. INSTALL REMOTE CONTROL VALVE BOXES 12" FROM WALK, CURB, HEADER BOARD, BUILDING, OR LANDSCAPE FEATURE. AT MULTIPLE VALVE BOX GROUPS EACH BOX SHALL BE AN EQUAL DISTANCE FROM THE WALK, CURB, LAWN, ETC. AND EACH BOX SHALL BE 12" APART. SHORT SIDE OF RECTANGULAR BOX SHALL BE PARALLEL TO WALK, CURB, ETC. DO NOT LOCATE BOXES WITHIN BIORETENTION AREAS.
17. A BACKFLOW PREVENTION DEVICE COMPLIANT WITH ALL APPLICABLE STATE AND LOCAL CODES, FLOW SENSOR, MANUAL SHUT-OFF VALVE, AND MASTER SHUTOFF VALVE SHALL BE INSTALLED AS CLOSE AS POSSIBLE TO EACH POINT OF CONNECTION TO THE WATER SUPPLY.
18. PRESSURE REGULATING DEVICES SHALL BE INSTALLED WHERE WATER PRESSURE EXCEEDS OR FALL BELOW THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES TO ENSURE THAT THE DYNAMIC PRESSURE AT EACH EMISSION DEVICE IS WITHIN THE MANUFACTURER'S RECOMMENDED PRESSURE RANGE.
19. SWING JOINTS OR OTHER RISER-PROTECTION COMPONENTS SHALL BE INSTALLED ON ALL RISERS ADJACENT TO HARDCAPES OR IN HIGH TRAFFIC AREAS OF TURF GRASS.
20. CHECK VALVES SHALL BE INSTALLED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR. PREVENTION OF RUNOFF AND EROSION SHALL BE CONFIRMED WITH AN IRRIGATION PRIOR TO SIGN-OFF OF CONSTRUCTION.
21. FOR PLANTS ON A SLOPE, LOCATE SHRUB BUBBLER ON UP-SLOPE OF PLANT. SLOPES GREATER THAN TWENTY-FIVE PERCENT shall BE IRRIGATED WITH A LOW-FLOW IRRIGATION SYSTEM NOT EXCEEDING AN APPLICATION RATE OF THREE-FOURTHS OF ONE INCH PER HOUR.
22. INSTALL A VALCON 5000 SERIES SPRING-LOADED CHECK VALVE BELOW THOSE SHRUB BUBBLERS WHERE LOW HEAD DRAINAGE WILL CAUSE EROSION AND/OR EXCESS WATER. USE RWS-M-B-C FOR TREE BUBBLERS WHERE LOW HEAD DRAINAGE WILL CAUSE EROSION AND/OR EXCESS WATER.
23. THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL BUBBLER HEADS FOR OPTIMUM PERFORMANCE AND TO PREVENT RUNOFF ONTO WALKS OR ROADWAYS AS MUCH AS POSSIBLE. THROTTLE THE FLOW CONTROL OR ADJUST THE PRESSURE REGULATION MODULE AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM. ALL MAIN LINES SHALL BE FLUSHED PRIOR TO THE INSTALLATION OF BUBBLERS. AT 30 DAYS AFTER INSTALLATION EACH SYSTEM SHALL BE FLUSHED TO ELIMINATE GLUE AND DIRT PARTICLES FROM THE LINES
24. PLASTIC VALVE BOXES ARE TO BE GREEN IN COLOR WITH BOLT DOWN, NON-HINGED COVER MARKED "IRRIGATION". BOX SHALL HAVE KNOCK OUTS. MANUFACTURER SHALL BE CARSON INDUSTRIES. VALVE BOX LIDS SHALL BE HEAT STAMPED OR ENGRAVED IN 1-1/2" LETTERS THE CONTENTS OF THE BOX. (REMOTE CONTROL VALVE NUMBERS (C-5), QUICK COUPLING VALVE (QC), GATE VALVE (GV), MASTER VALVE (MV), FLOW SENSOR (FS), WIRE SPLICE (WS), ETC.)





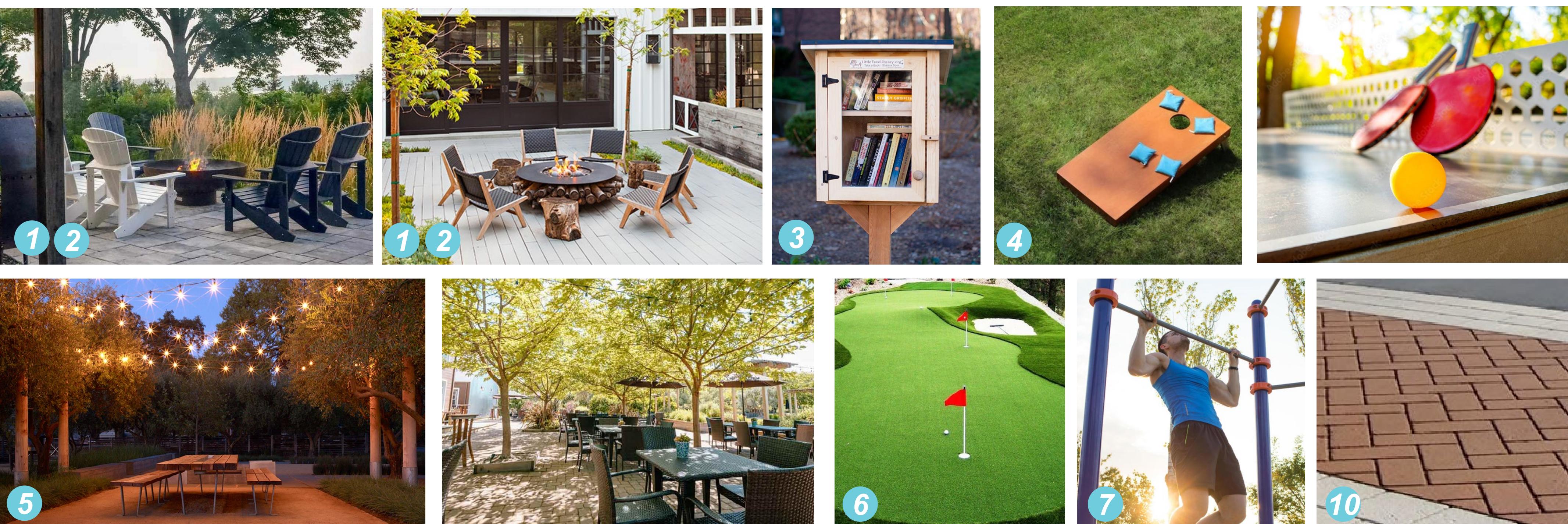
- 1 Common Open Space
- 2 Paseos
- 3 Storm Water Basin
- 4 Single Family Streetscape
- 5 CMU Wall 
- 6 Metal View Fencing 
- 7 2' Berm Planting



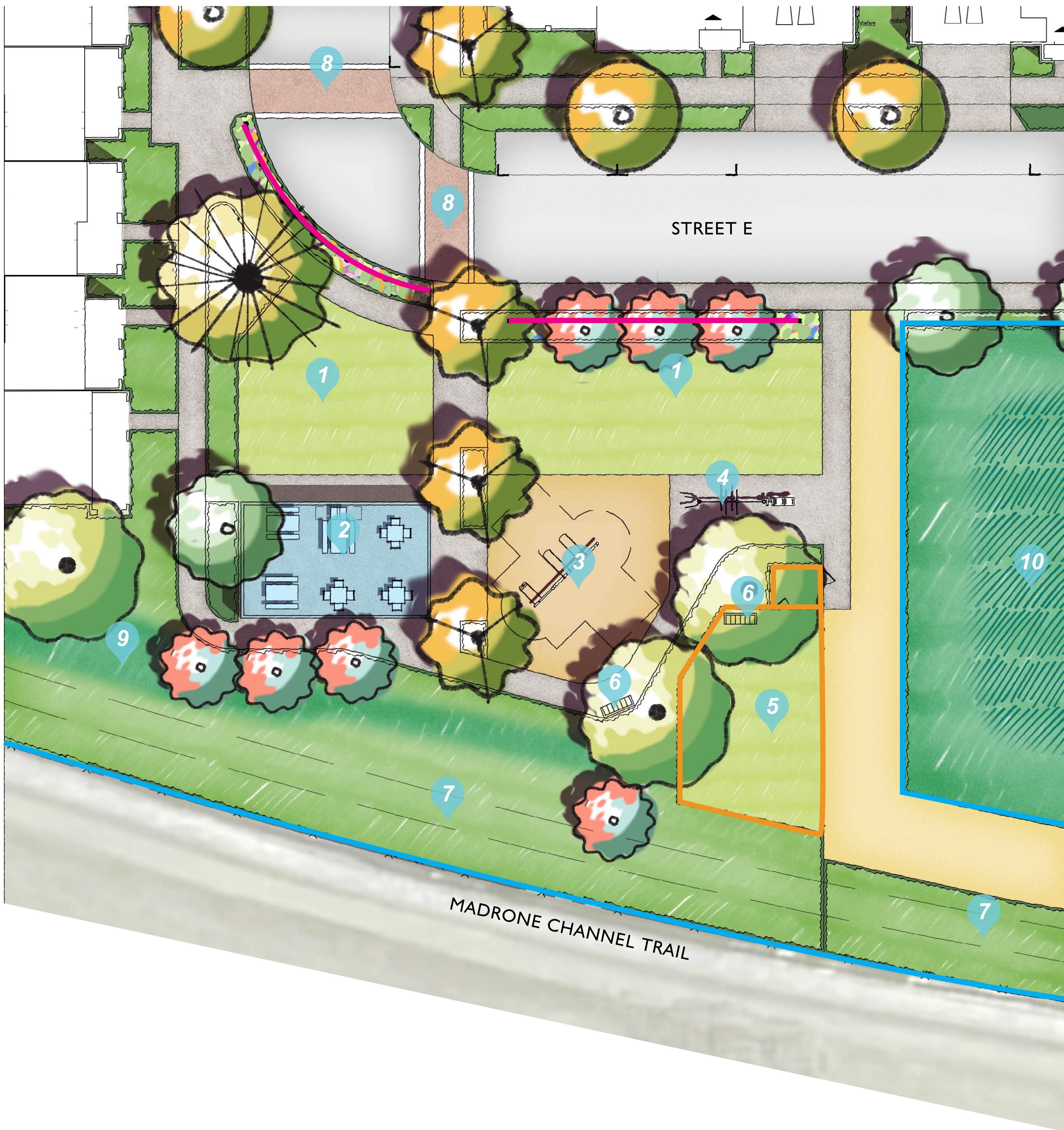


- 1 Outdoor Seating
- 2 Fire Element
- 3 Community Library
- 4 Game Tables
- 5 Picnic Tables

- 6 Putting Green
- 7 Exercise Zone (for 5 people)
- 8 Storm Water Planting
- 9 Paseo Planting
- 10 Stamped Asphalt



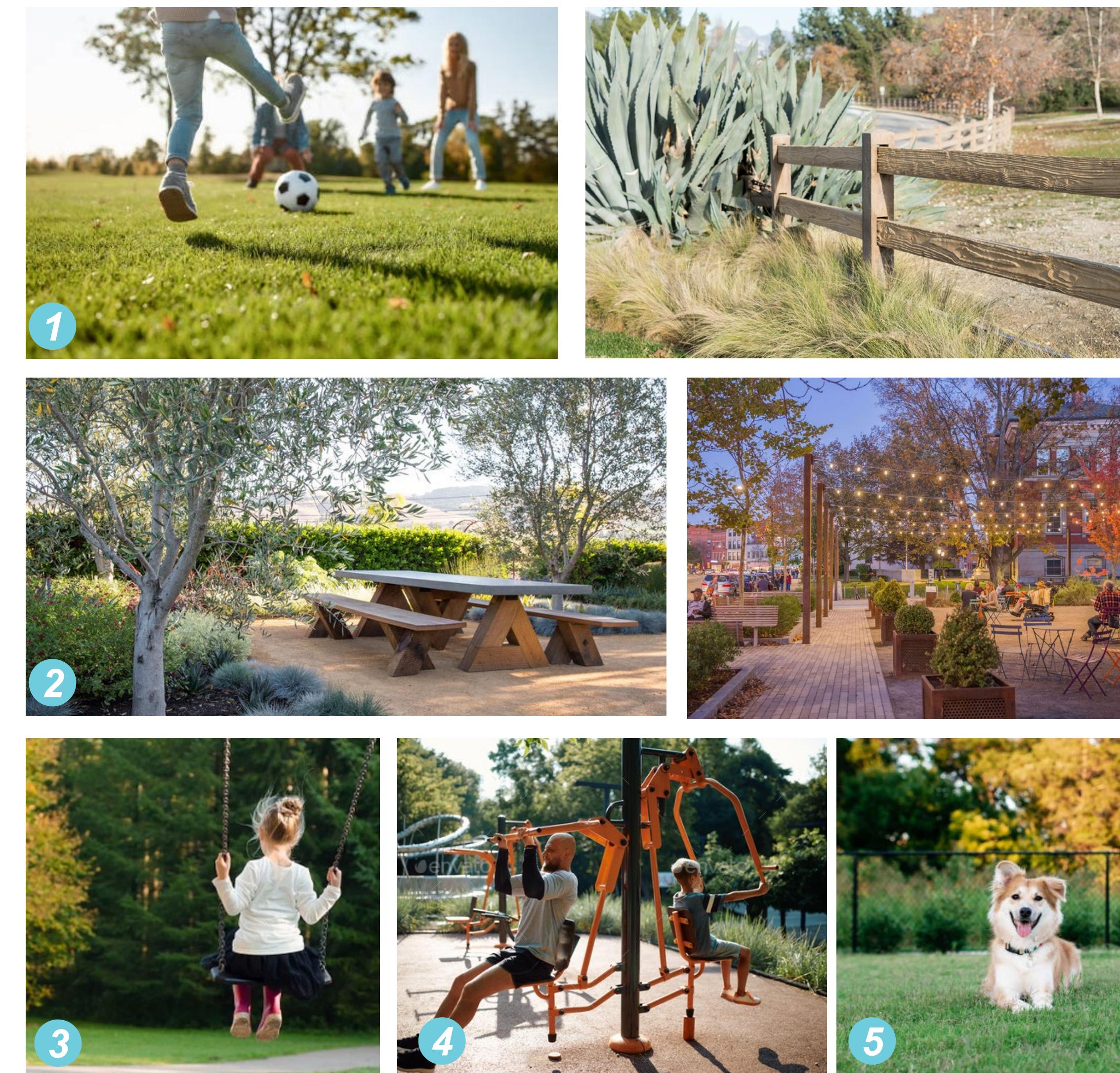
CMU Wall
Metal View Fence

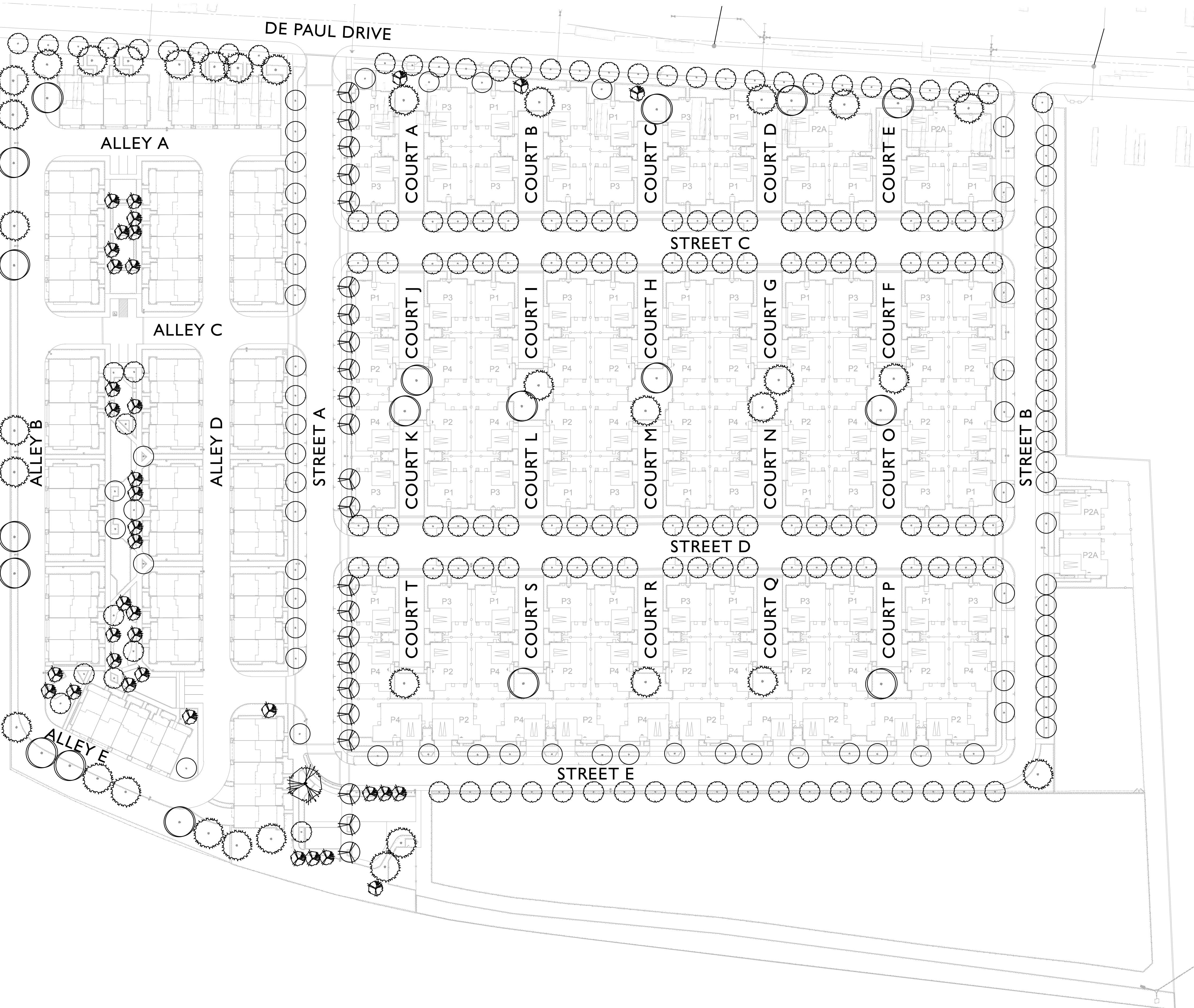


- 1 Flexible Recreation Lawn
- 2 Picnic Zone with Trellis
- 3 Play Zone (2-5, 5-12)
- 4 Fitness Station
- 5 Dog Park

- 6 Benches
- 7 2' Berm Planting
- 8 Stamped Asphalt
- 9 Storm Water Planting
- 10 Storm Water Basin

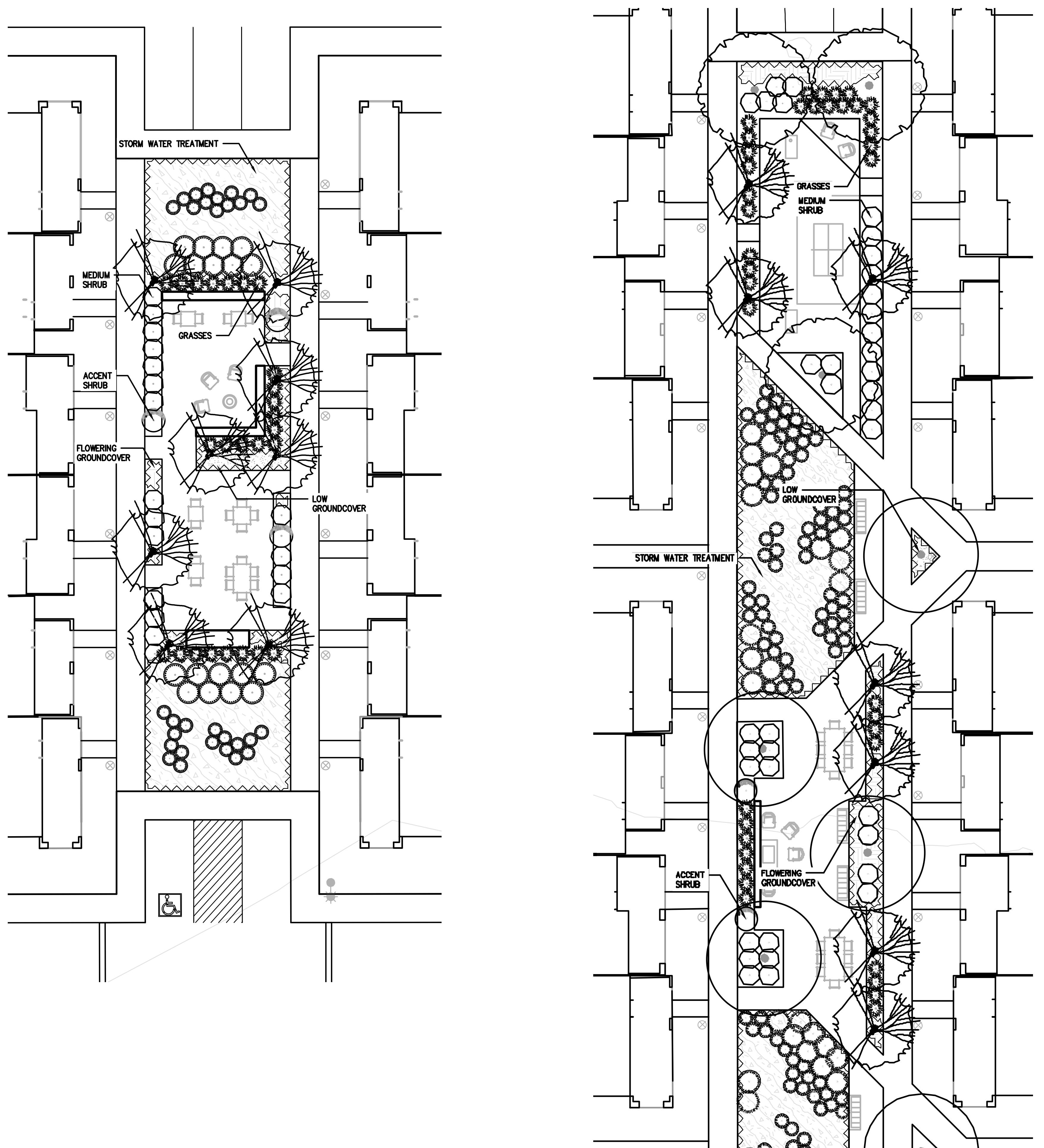
- Dog Park Fence
- Metal View Fence
- Split Rail Fence





TREE LIST

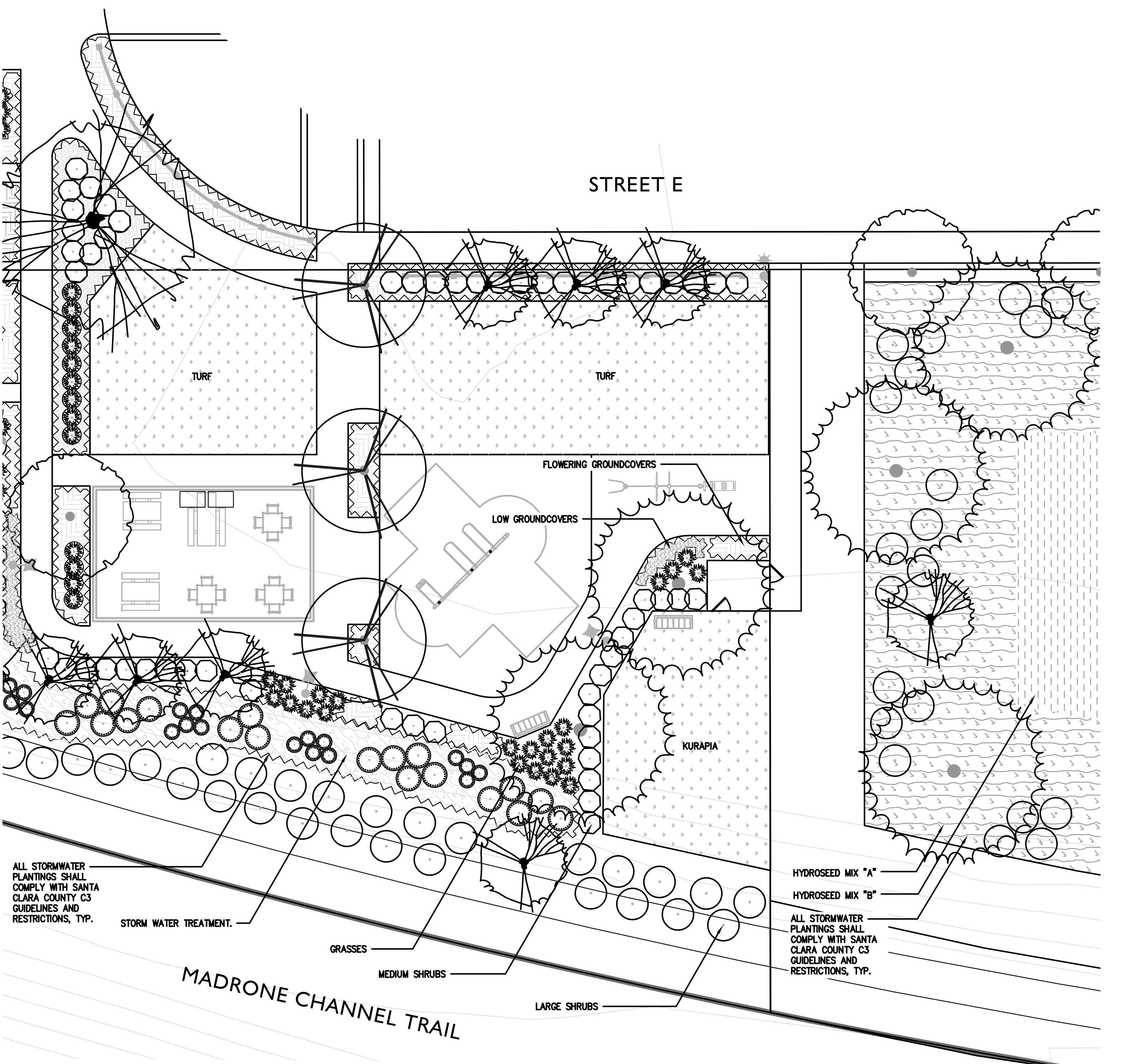
| BOTANICAL NAME | COMMON NAME | SIZE |
|--|--|--|
| ACCENT TREES CERCIS OCCIDENTALIS CHILOPSIS LINEARIS 'MONHEWS' | WESTERN REDBUD MULTI-TRUNK TIMELESS BEAUTY® DESERT WILLOW | 15 GAL (MULTI-TRUNK) 15 GAL/24" BOX |
| SHADE TREES QUERCUS AGRIFOLIA QUERCUS LOBATA | COAST LIVE OAK VALLEY OAK | 36"/24" BOX 36"/24" BOX |
| SPECIMEN SHADE TREES QUERCUS SUBER | CORK OAK | 60" BOX |
| STREET TREES ACER RUBRUM 'COLUMNARE' ACER X FREEMANII 'JEFFERSRED' CELIS SINENSIS CINCO BILOBA 'PRINCETON Sentry' LOPHOSTEMON CONFERTUS ULMUS PARVIFOLIA 'DRAKE' | COLUMNAR RED MAPLE AUTUMN BLAZE® FREEMAN MAPLE CHINESE HACKBERRY PRINCETON SENTRY MAIDENHAIR TREE BRISBANE BOX DRAKE LACEBARK ELM | 24" BOX 24" BOX 24" BOX 24" BOX 24" BOX 24" BOX |



PLANT SCHEDULE

| BOTANICAL NAME | COMMON NAME | WATER USE | WIDTH/HEIGHT |
|--|--|------------------|---------------------|
| ACCENT SHRUBS | | | |
| AGAVE SPP. | AGAVE | L (WUCOLS IV) | 4'X4' |
| AOLE STRIATA | CORAL ALOE | L (WUCOLS IV) | 1.5'X3' |
| BULBINE FRUTESCENS | BULBINE | L (WUCOLS IV) | 3'X1' |
| COREOPSIS SPP. | COREOPSIS | L (WUCOLS IV) | 2'X2' |
| DASYLIRION WHEELERI | GREY DESERT SPOON | L (WUCOLS IV) | 5'X5' |
| HESPERALOE PARIFLORA | RED YUCCA | L (WUCOLS IV) | 3'X3' |
| IRIS DOUGLASIANA | DOUGLAS IRIS | L (WUCOLS IV) | 2'X2' |
| KNIPHOFIA UVARIA | RED HOT POKER | L (WUCOLS IV) | 3'X3' |
| LEUCADENDRON SPP. | CONEBUSH | L (WUCOLS IV) | 4'X8' |
| TEUCRUM CHAMAEDRYS | GERMANDER | L (WUCOLS IV) | 3'X2' |
| VERBENA SPP. | VERBENA | L (WUCOLS IV) | 3.5'X3' |
| GRASSES | | | |
| BOUTELLA GRACILIS | BLUE GRAMA GRASS | L (WUCOLS IV) | 2.5'X2.5' |
| CHONDROPOLETALUM TECTORUM | SMALL CAPE RUSH | L (WUCOLS IV) | 3.5'X3.5' |
| FESTUCA SPP. | FESCUE | L (WUCOLS IV) | 2'X2' |
| JUNCUS PATENS | CALIFORNIA GRAY RUSH | L (WUCOLS IV) | 2.5'X3' |
| LIBERTIA PEREGRINANS | ORANGE LIBERTIA | L (WUCOLS IV) | 2'X1.5' |
| LOMANDRA LONGIFOLIA | MAT RUSH | L (WUCOLS IV) | 3.5'X3.5' |
| MUHLENBERGIA SPP. | MUHLY GRASS | L (WUCOLS IV) | 3.5'X3.5' |
| PENNISETUM ALOPECUROIDES | FOUNTAIN GRASS | L (WUCOLS IV) | 3'X3' |
| PENNISETUM SETACEUM 'RUBRUM' | PURPLE FOUNTAIN GRASS | L (WUCOLS IV) | 3'X3' |
| LARGE SHRUBS | | | |
| ARBUTUS UNEDO 'COMPACTA' | COMPACT STRAWBERRY TREE | L (WUCOLS IV) | 4'X8' |
| DODONEA VIScosa | HOPSEED BUSH | L (WUCOLS IV) | 4'X8' |
| EUONYMUS JAPONICUS | JAPANESE EUONYMUS | L (WUCOLS IV) | 6'X6' |
| HELIOMELES ARBUTIFOLIA | TOYON | L (WUCOLS IV) | 10'X10' |
| LAVATERA MARITIMA | TREE MALLOW | L (WUCOLS IV) | 6'X6' |
| LOROPETALUM CHINENSE | CHINESE FRINGE FLOWER | L (WUCOLS IV) | 5'X5' |
| MYRSINE AFRICANA | AFRICAN BOXWOOD | L (WUCOLS IV) | 5'X5' |
| PROSTANTHRA OVALIFOLIA | MINT BUSH | L (WUCOLS IV) | 5'X6' |
| RHAMNUS ALATERNUS | ITALIAN BUCKTHORN | L (WUCOLS IV) | 6'X12' |
| RHAMNUS CALIFORNICA | CALIFORNIA COFFEEBERRY | L (WUCOLS IV) | 6'X6' |
| XYLOMA CONGESTUM | SHINY XYLOMA | L (WUCOLS IV) | 6'X6' |
| MEDIUM SHRUBS | | | |
| CALLISTEMON VIMINALIS 'LITTLE JOHN' | LITTLE JOHN WEEPING BOTTLEBRUSH | L (WUCOLS IV) | 4'X4' |
| CISTUS SPP. | ROCKROSE | L (WUCOLS IV) | 4'X4' |
| DIETES SPP. | FORNIGHT LILY | L (WUCOLS IV) | 2.5'X3' |
| GREVILLEA X 'NOELII' | NOEL GREVILLEA | L (WUCOLS IV) | 5'X5' |
| LAURUS NOBILIS 'MONRIK' | LITTLE RAGU@SWEET BAY | L (WUCOLS IV) | 4'X4' |
| MYRTUS COMMUNIS 'COMPACTA' | DWARF COMMON MYRTLE | L (WUCOLS IV) | 4'X4' |
| NEPETA X FAASENII | CATMINT | L (WUCOLS IV) | 3'X2' |
| OLEA EUROPAEA 'MONTRA' | LITTLE OLLIE@OLIVE | L (WUCOLS IV) | 4'X4' |
| PEROVSKIA ATRIPLICIFOLIA | RUSSIAN SAGE | L (WUCOLS IV) | 3'X4' |
| RHAPHIOLEPS INDICA | INDIAN HAWTHORN | L (WUCOLS IV) | 4'X4' |
| SALVIA SPP. | SAGE | L (WUCOLS IV) | 4'X4' |
| TEUCRUM FRUTICANS | BUSH GERMANER | L (WUCOLS IV) | 4'X4' |
| WESTRINGIA FRUTICOSA | COAST ROSEMARY | L (WUCOLS IV) | 3.5'X3.5' |
| STORM WATER TREATMENT* | | | |
| ACHILLEA MILLEFOLIUM | COMMON YARROW | L (WUCOLS IV) | 3'X2' |
| ARCTOSTAPHYLOS SPP. | MANZANITA | L (WUCOLS IV) | 6'X1' |
| ARTEMISIA DOUGLASIANA | MUGWORT | L (WUCOLS IV) | 4'X4' |
| BACCHARIS PILULARIS 'TWIN PEAKS' | TWIN PEAKS COYOTE BRUSH | L (WUCOLS IV) | 6'X1' |
| CEOANTHUS SPP. | CALIFORNIA LILAC | L (WUCOLS IV) | 6'X1' |
| CHONDROPOLETALUM TECTORUM | SMALL CAPE RUSH | L (WUCOLS IV) | 3.5'X3.5' |
| DESCHAMPSIA CESPITOSA | TUFTED HAIR GRASS | L (WUCOLS IV) | 2'X2' |
| ERIGONUM FASCICULATUM | CALIFORNIA BUCKWHEAT | L (WUCOLS IV) | 3.5'X3.5' |
| FESTUCA CALIFORNICA | CALIFORNIA FESCUE | L (WUCOLS IV) | 1.5'X3' |
| JUNCUS PATENS | CALIFORNIA GRAY RUSH | L (WUCOLS IV) | 2.5'X3' |
| LEYMUS CONDENSATUS 'CANYON PRINCE' | CANYON PRINCE GIANT WILD RYE | L (WUCOLS IV) | 4'X3' |
| LEYMUS TRITICOIDES | WILD RYE | L (WUCOLS IV) | 3'X1' |
| LIMONUM CALIFORNICUM | CALIFORNIA SEALAVENDER | L (WUCOLS IV) | 2'X2' |
| MIMULUS AURANTIACUS | STICKY MONKEYFLOWER | L (WUCOLS IV) | 2.5'X2.5' |
| MUHLENBERGIA RIGENS | DEER GRASS | L (WUCOLS IV) | 4'X4' |
| NEPETA X FAASENII | CATMINT | L (WUCOLS IV) | 3'X2' |
| SALVIA CLEVELANDII | CLEVELAND SAGE | L (WUCOLS IV) | 5'X4' |
| SISYRINCHIUM BELLUM | BLUE-EYED GRASS | L (WUCOLS IV) | 1'X1' |
| ZAUSCHNERIA CALIFORNICA | CALIFORNIA FUCHSIA | L (WUCOLS IV) | 3'X2' |
| BOTANICAL NAME | COMMON NAME | WATER USE | WIDTH/HEIGHT |
| FLOWERING GROUNDCOVER | | | |
| ACHILLEA MILLEFOLIUM | COMMON YARROW | L (WUCOLS IV) | 3'X2' |
| CORREA SPP. | AUSTRALIAN FUCHSIA | L (WUCOLS IV) | 4'X2' |
| EPILOBIUM CANUM 'SCHEIFFELIN'S CHOICE' | SCHEIFFELIN'S CHOICE, CALIFORNIA FUCHSIA | L (WUCOLS IV) | 3'X2' |
| ERICERON KARVINSKIANUS | SANTA BARBARA DAISY | L (WUCOLS IV) | 3'X1' |
| ROSMARINUS SPP. | ROSEMARY | L (WUCOLS IV) | 4'X1' |
| LOW GROUNDCOVER | | | |
| ACACIA REDOLENS 'LOW BOY' | LOW BOY BANK CATCLAW | L (WUCOLS IV) | 6'X2' |
| ARCTOSTAPHYLOS UVA-URSI | KINNIKINICK | L (WUCOLS IV) | 4'X1' |
| ARCTOSTAPHYLOS X 'PACIFIC MIST' | PACIFIC MIST MANZANITA | L (WUCOLS IV) | 4'X1' |
| CEOANTHUS GRISEUS | CARMEL CEANOTHUS | L (WUCOLS IV) | 6'X1' |
| DYMONDIA MARGARETAE | SILVER CARPET DYMONDIA | L (WUCOLS IV) | 2'X0.5' |
| MYOPORUM PARVIFOLIUM 'PINK' | PINK TRAILING MYOPORUM | L (WUCOLS IV) | 4'X1' |
| SENECO SERPENS | BLUE CHALKSTICKS | L (WUCOLS IV) | 2'X1' |

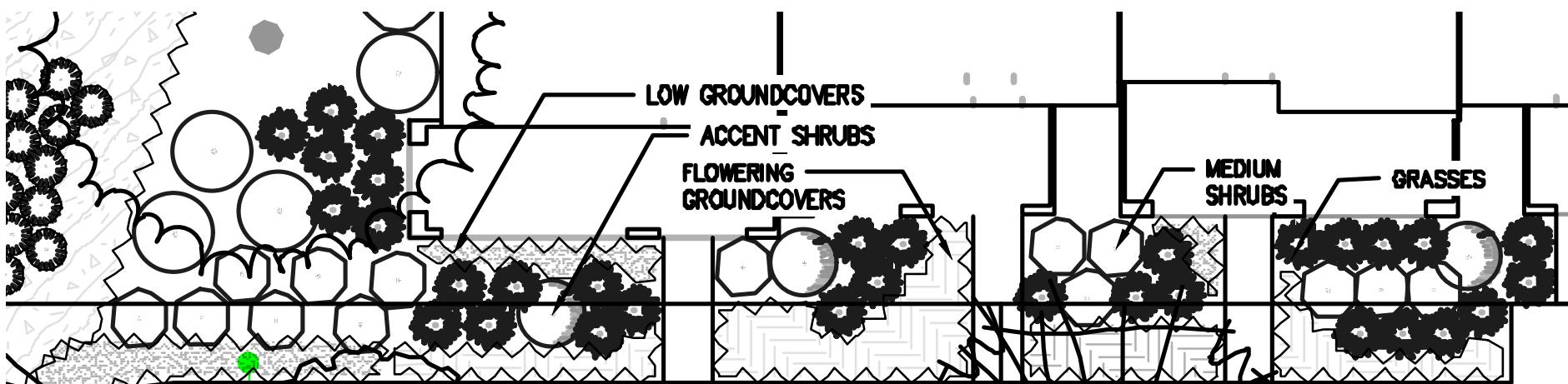
*ALL STORMWATER PLANTINGS SHALL COMPLY WITH SANTA CLARA COUNTY C3 GUIDELINES AND RESTRICTIONS.



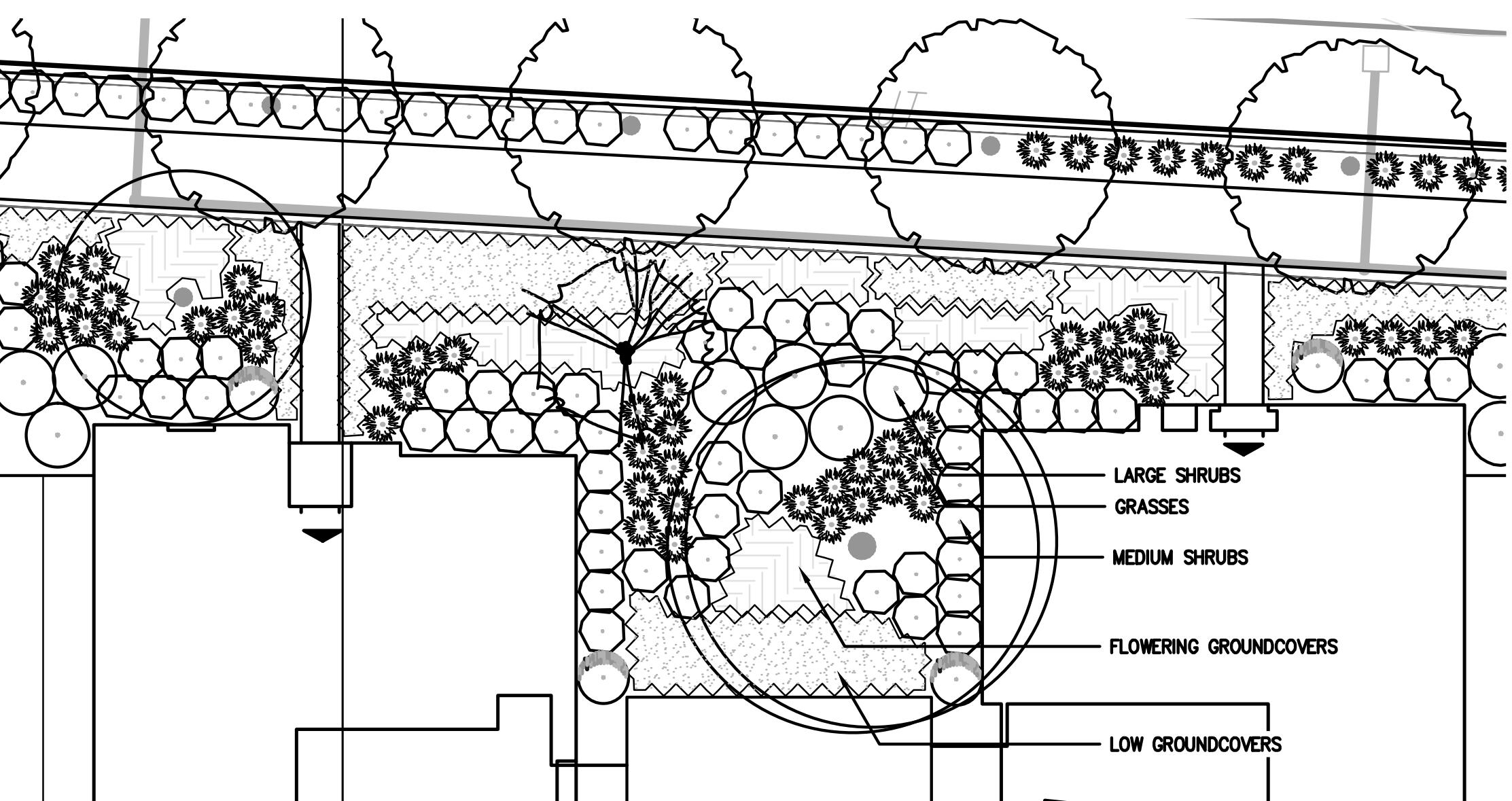
PLANT SCHEDULE

| BOTANICAL NAME | COMMON NAME | WATER USE | WIDTH/HEIGHT |
|--|--|---------------|--------------|
| ACCENT SHRUBS | | | |
| AGAVE SPP. | AGAVE | L (WUCOLS IV) | 4'X4' |
| AOLE STRIATA | CORAL ALOE | L (WUCOLS IV) | 1.5'X3' |
| BULBINE FRUTESCENS | BULBINE | L (WUCOLS IV) | 3'X1' |
| COREOPSIS SPP. | COREOPSIS | L (WUCOLS IV) | 2'X2' |
| DASYLIRION WHEELERI | GREY DESERT SPOON | L (WUCOLS IV) | 5'X5' |
| HESPERALOE PARVIFLORA | RED YUCCA | L (WUCOLS IV) | 3'X3' |
| IRIS DOUGLASIANA | DOUGLAS IRIS | L (WUCOLS IV) | 2'X2' |
| KNIPHOFIA UVARIA | RED HOT POKER | L (WUCOLS IV) | 3'X3' |
| LEUCADENDRON SPP. | CONEBUSH | L (WUCOLS IV) | 4'X8' |
| TEUCRIUM CHAMAEDRYS | GERMANDER | L (WUCOLS IV) | 3'X2' |
| VERBENA SPP. | VERBENA | L (WUCOLS IV) | 3.5'X3' |
| GRASSES | | | |
| BOUTELLA GRACILIS | BLUE GRAMA GRASS | L (WUCOLS IV) | 2.5'X2.5' |
| CHONDROPOLETALM TECTORUM | SMALL CAPE RUSH | L (WUCOLS IV) | 3.5'X3.5' |
| FESTUCA SPP. | FESCUE | L (WUCOLS IV) | 2'X2' |
| JUNCUS PATENS | CALIFORNIA GRAY RUSH | L (WUCOLS IV) | 2.5'X3' |
| LIBERTIA PEREGRINANS | ORANGE LIBERTIA | L (WUCOLS IV) | 2'X1.5' |
| LOMANDRA LONGIFOLIA | MAT RUSH | L (WUCOLS IV) | 3.5'X3.5' |
| MUHLENBERGIA SPP. | MUHLY GRASS | L (WUCOLS IV) | 3.5'X3.5' |
| PENNISETUM ALOPECUROIDES | FOUNTAIN GRASS | L (WUCOLS IV) | 3'X3' |
| PENNISETUM SETACEUM 'RUBRUM' | PURPLE FOUNTAIN GRASS | L (WUCOLS IV) | 3'X3' |
| LARGE SHRUBS | | | |
| ARBUITUS UNEDO 'COMPACTA' | COMPACT STRAWBERRY TREE | L (WUCOLS IV) | 4'X8' |
| DODONEA VIScosa | HOPSEED BUSH | L (WUCOLS IV) | 4'X8' |
| EUONYMUS JAPONICUS | JAPANESE EUONYMUS | L (WUCOLS IV) | 6'X6' |
| HETEROMELES ARbutifolia | TOYON | L (WUCOLS IV) | 10'X10' |
| LAVATERA MARITIMA | TREE MALLOW | L (WUCOLS IV) | 6'X6' |
| LOROPETALM CHINENSE | CHINESE FRINGE FLOWER | L (WUCOLS IV) | 5'X5' |
| MYRSINE AFRICANA | AFRICAN BOXWOOD | L (WUCOLS IV) | 5'X5' |
| PROSTANTHERA OVALIFOLIA | MINT BUSH | L (WUCOLS IV) | 5'X6' |
| RHAMNUS ALATERNUS | ITALIAN BUCKTHORN | L (WUCOLS IV) | 6'X12' |
| RHAMNUS CALIFORNICA | CALIFORNIA COFFEEBERRY | L (WUCOLS IV) | 6'X6' |
| XYLOSTMA CONGESTUM | SHINY XYLOSTMA | L (WUCOLS IV) | 6'X6' |
| MEDIUM SHRUBS | | | |
| CALISTEMON VIMINALIS 'LITTLE JOHN' | LITTLE JOHN WEPPING BOTTLEBRUSH | L (WUCOLS IV) | 4'X4' |
| CISTUS SPP. | ROCKROSE | L (WUCOLS IV) | 4'X4' |
| DIETES SPP. | FORNIGHT LILY | L (WUCOLS IV) | 2.5'X3' |
| GREVILLEA X 'NOELII' | NOEL GREVILLEA | L (WUCOLS IV) | 5'X5' |
| LAURUS NOBILIS 'MONRIK' | LITTLE RAGU@SWEET BAY | L (WUCOLS IV) | 4'X4' |
| MYRTUS COMMUNIS 'COMPACTA' | DWARF COMMON MYRTLE | L (WUCOLS IV) | 4'X4' |
| NEPETA X FAASENII | CATMINT | L (WUCOLS IV) | 3'X2' |
| OLEA EUROPAEA 'MONTRA' | LITTLE OLLIE@OLIVE | L (WUCOLS IV) | 4'X4' |
| PEROVSKIA ATRIPLICIFOLIA | RUSSIAN SAGE | L (WUCOLS IV) | 3'X4' |
| RHAPHIOLEPS INDICA | INDIAN HAWTHORN | L (WUCOLS IV) | 4'X4' |
| SALVIA SPP. | SAGE | L (WUCOLS IV) | 4'X4' |
| TEUCRIUM FRUTICANS | BUSH GERMANER | L (WUCOLS IV) | 4'X4' |
| WESTRINGIA FRUTICOSA | COAST ROSEMARY | L (WUCOLS IV) | 3.5'X3.5' |
| STORM WATER TREATMENT* | | | |
| ACHILLEA MILLEFOLIUM | COMMON YARROW | L (WUCOLS IV) | 3'X2' |
| ARCTOSTAPHYLOS SPP. | MANZANITA | L (WUCOLS IV) | 6'X1' |
| ARTEMISIA DOUGLASIANA | MUGWORT | L (WUCOLS IV) | 4'X4' |
| BACCHARIS PILULARIS 'TWIN PEAKS' | TWIN PEAKS COYOTE BRUSH | L (WUCOLS IV) | 6'X1' |
| CEANOTHUS SPP. | CALIFORNIA LILAC | L (WUCOLS IV) | 6'X1' |
| CHONDROPOLETALM TECTORUM | SMALL CAPE RUSH | L (WUCOLS IV) | 3.5'X3.5' |
| DESCHAMPSIA CESPITOSA | TUFTED HAIR GRASS | L (WUCOLS IV) | 2'X2' |
| ERIGONUM FASCICULATUM | CALIFORNIA BUCKWHEAT | L (WUCOLS IV) | 3.5'X3.5' |
| FESTUCA CALIFORNICA | CALIFORNIA FESCUE | L (WUCOLS IV) | 1.5'X3' |
| JUNCUS PATENS | CALIFORNIA GRAY RUSH | L (WUCOLS IV) | 2.5'X3' |
| LEYMUS CONDENSATUS 'CANYON PRINCE' | CANYON PRINCE GIANT WILD RYE | L (WUCOLS IV) | 4'X3' |
| LEYMUS TRITICOIDES | WILD RYE | L (WUCOLS IV) | 3'X1' |
| LIMONIUM CALIFORNICUM | CALIFORNIA SEALAVENDER | L (WUCOLS IV) | 2'X2' |
| MIMULUS AURANTIACUS | STICKY MONKEYFLOWER | L (WUCOLS IV) | 2.5'X2.5' |
| MUHLENBERGIA RIGENS | DEER GRASS | L (WUCOLS IV) | 4'X4' |
| NEPETA X FAASENII | CATMINT | L (WUCOLS IV) | 3'X2' |
| SALVIA CLEVELANDII | CLEVELAND SAGE | L (WUCOLS IV) | 5'X4' |
| SISYRINCHIUM BELLUM | BLUE-EYED GRASS | L (WUCOLS IV) | 1'X1' |
| ZAUSCHNERIA CALIFORNICA | CALIFORNIA FUCHSIA | L (WUCOLS IV) | 3'X2' |
| FLOWERING GROUNDCOVER | | | |
| ACHILLEA MILLEFOLIUM | COMMON YARROW | L (WUCOLS IV) | 3'X2' |
| CORREA SPP. | AUSTRALIAN FUCHSIA | L (WUCOLS IV) | 4'X2' |
| EPILIDIUM CANUM 'SCHEIFFELIN'S CHOICE' | SCHEIFFELIN'S CHOICE, CALIFORNIA FUCHSIA | L (WUCOLS IV) | 3'X2' |
| ERIGERON KARVINSKIANUS | SANTA BARBARA DAISY | L (WUCOLS IV) | 3'X1' |
| ROSMARINUS SPP. | ROSEMARY | L (WUCOLS IV) | 4'X1' |
| LOW GROUNDCOVER | | | |
| ACACIA REDOLENS 'LOW BOY' | LOW BOY BANK CATCLAW | L (WUCOLS IV) | 6'X2' |
| ARCTOSTAPHYLOS UVA-URSI | KINNIKINICK | L (WUCOLS IV) | 4'X1' |
| CEANOTHUS GRISEUS | PACIFIC MIST MANZANITA | L (WUCOLS IV) | 4'X1' |
| DYMONIA MARGARETAE | CARMEL CEANOTHUS | L (WUCOLS IV) | 6'X1' |
| MYOPORUM PARVIFOLIUM 'PINK' | SILVER CARPET DYMONIA | L (WUCOLS IV) | 2'X0.5' |
| SENECIO SERPENS | PINK TRAILING MYOPORUM | L (WUCOLS IV) | 4'X1' |
| | BLUE CHALKSTICKS | L (WUCOLS IV) | 2'X1' |

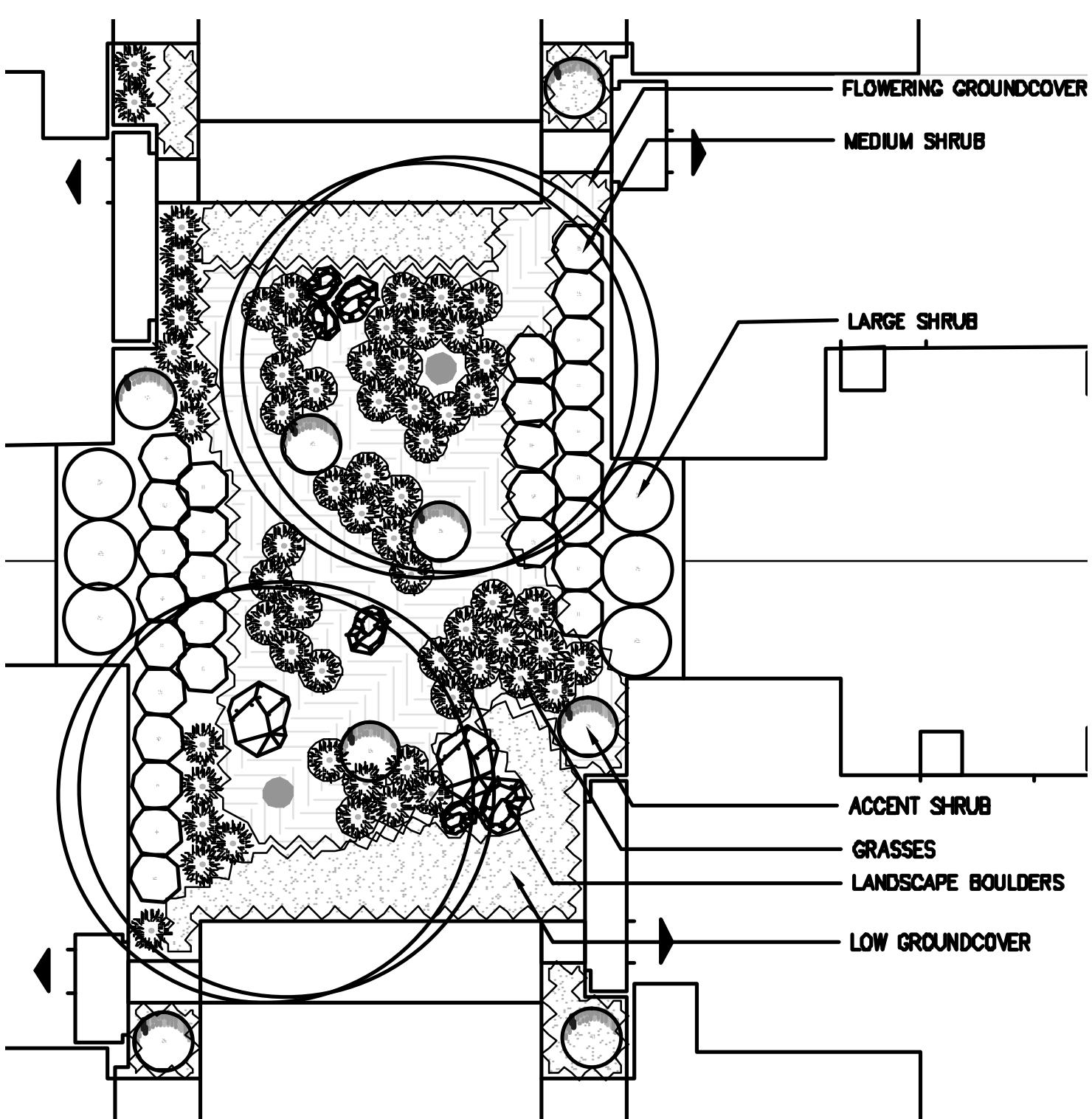
*ALL STORMWATER PLANTINGS SHALL COMPLY WITH SANTA CLARA COUNTY C3 GUIDELINES AND RESTRICTIONS.



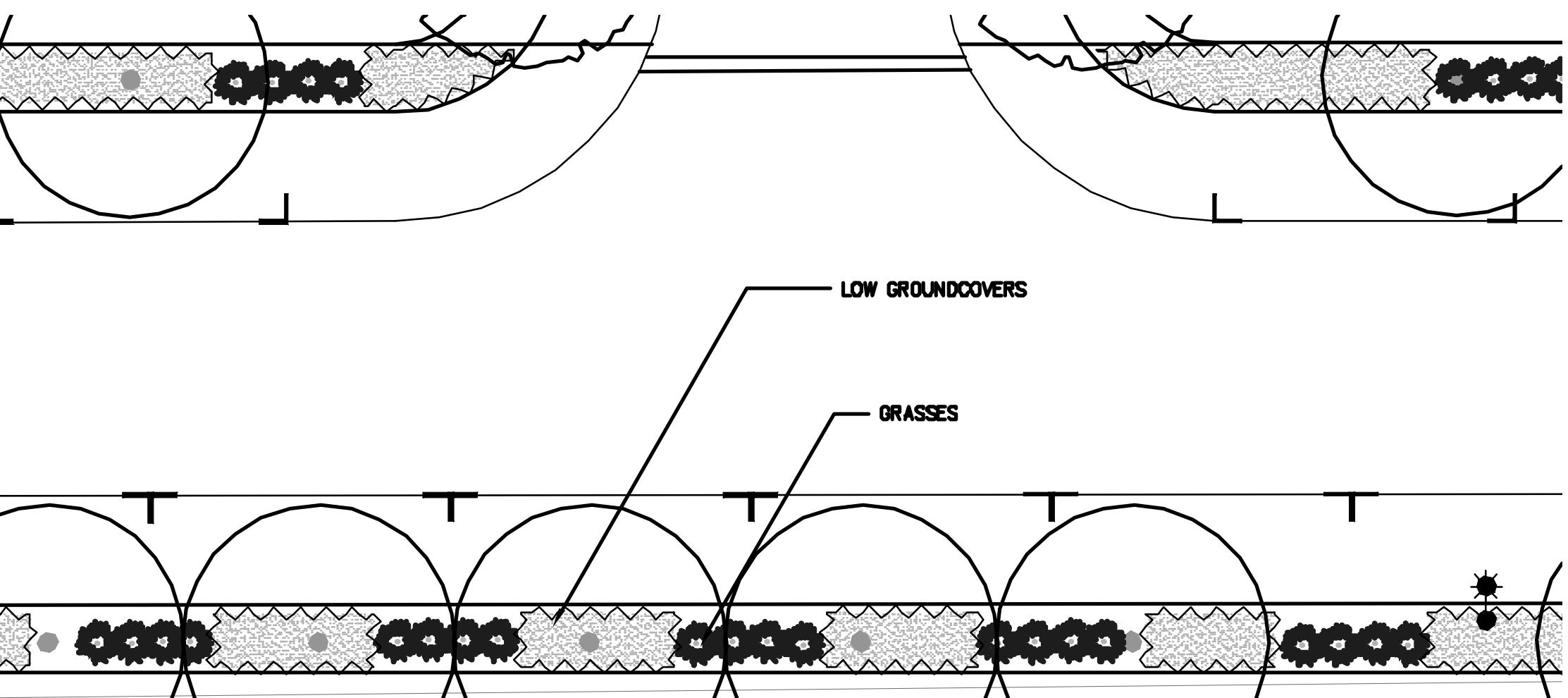
TOWNHOME FRONT YARD PLANTING



SINGLE FAMILY HOMES: DEPAUL FRONTAGE PLANTING



TYPICAL QUAD PACK PLANTING



TYPICAL STREET PLANTING

PLANT SCHEDULE

| BOTANICAL NAME | COMMON NAME | WATER USE | WIDTH/HEIGHT |
|--|---|----------------|--------------|
| ACCENT SHRUBS | | | |
| AGAVE SPP. | AGAVE | L (WUCOLS IV) | 4'X4' |
| AOLE STRIATA | CORAL ALOE | L (WUCOLS IV) | 1.5'X3' |
| BULBINE FRUTESCENS | BULBINE | L (WUCOLS IV) | 3'X1' |
| COREOPSIS SPP. | COREOPSIS | L (WUCOLS IV) | 2'X2' |
| DASYLIRIUM WHEELERI | GREY DESERT SPOON | VL (WUCOLS IV) | 5'X5' |
| HESPERALOE PARIFLORA | RED YUCCA | L (WUCOLS IV) | 3'X3' |
| IRIS DOUGLASIANA | DOUGLAS IRIS | L (WUCOLS IV) | 2'X2' |
| KNIPHOFIA UVARIA | RED HOT POKER | L (WUCOLS IV) | 3'X3' |
| LEUCADENDRON SPP. | CONEBUSH | L (WUCOLS IV) | 4'X8' |
| TEUCLERIUM CHAMAEDRYS | GERMANDER | L (WUCOLS IV) | 3'X2' |
| VERBENA SPP. | VERBENA | L (WUCOLS IV) | 3.5'X3' |
| GRASSES | | | |
| BOUTELLA GRACILIS | BLUE GRAMA GRASS | L (WUCOLS IV) | 2.5'X2.5' |
| CHONDROPOLETALUM TECTORUM | SMALL CAPE RUSH | L (WUCOLS IV) | 3.5'X3.5' |
| FESTUCA SPP. | FESCUE | L (WUCOLS IV) | 2'X2' |
| JUNCUS PATENS | CALIFORNIA GRAY RUSH | L (WUCOLS IV) | 2.5'X3' |
| LIBERTIA PEREGRINANS | ORANGE LIBERTIA | L (WUCOLS IV) | 2'X1.5' |
| LOMANDRA LONGIFOLIA | MAT RUSH | L (WUCOLS IV) | 3.5'X3.5' |
| MUHLENBERGIA SPP. | MUHLY GRASS | L (WUCOLS IV) | 3.5'X3.5' |
| PENNISETUM ALOPECUROIDES | FOUNTAIN GRASS | L (WUCOLS IV) | 3'X3' |
| PENNISETUM SETACEUM 'RUBRUM' | PURPLE FOUNTAIN GRASS | L (WUCOLS IV) | 3'X3' |
| LARGE SHRUBS | | | |
| ARBUTUS UNEDO 'COMPACTA' | COMPACT STRAWBERRY TREE | L (WUCOLS IV) | 4'X8' |
| DODONAEA VISCOSA | HOPSEED BUSH | L (WUCOLS IV) | 4'X8' |
| EUONYMUS JAPONICUS | JAPANESE EUONYMUS | L (WUCOLS IV) | 6'X6' |
| HETEROMELES ARbutifolia | TOYON | L (WUCOLS IV) | 10'X10' |
| LAVATERA MARITIMA | TREE MALLOW | L (WUCOLS IV) | 6'X6' |
| LOROPETALUM CHINENSE | CHINESE FRINGE FLOWER | L (WUCOLS IV) | 5'X5' |
| MYRSINE AFRICANA | AFRICAN BOXWOOD | L (WUCOLS IV) | 5'X5' |
| PROSTANTHIA OVALIFOLIA | MINT BUSH | L (WUCOLS IV) | 5'X6' |
| RHAMNUS ALATERNUS | ITALIAN BUCKTHORN | L (WUCOLS IV) | 6'X12' |
| RHAMNUS CALIFORNICA | CALIFORNIA COFFEEBERRY | L (WUCOLS IV) | 6'X6' |
| XYLOSTIS CONGESTUM | SHINY XYLOSTISMA | L (WUCOLS IV) | 6'X6' |
| MEDIUM SHRUBS | | | |
| CALISTEMON Viminalis 'LITTLE JOHN' | LITTLE JOHN WEEPING BOTTLEBRUSH | L (WUCOLS IV) | 4'X4' |
| CISTUS SPP. | ROCKROSE | L (WUCOLS IV) | 4'X4' |
| DIETES SPP. | FORNIGHT LILY | L (WUCOLS IV) | 2.5'X3' |
| GREVILLEA X 'NOELII' | NOEL GREVILLEA | L (WUCOLS IV) | 5'X5' |
| LAURUS NOBILIS 'MONRIK' | LITTLE RAGU@SWEET BAY | L (WUCOLS IV) | 4'X4' |
| MYRTUS COMMUNIS 'COMPACTA' | DWARF COMMON MYRTLE | L (WUCOLS IV) | 4'X4' |
| NEPETA X FAASSENI | CATMINT | L (WUCOLS IV) | 3'X2' |
| OLEA EUROPAEA 'MONTRA' | LITTLE OLLIE@OLIVE | VL (WUCOLS IV) | 4'X4' |
| PEROVSKIA ATRIPLACIFOLIA | RUSSIAN SAGE | L (WUCOLS IV) | 3'X4' |
| RAPHIOLEPSIS INDICA | INDIAN HAWTHORN | L (WUCOLS IV) | 4'X4' |
| SALVIA SPP. | SAGE | L (WUCOLS IV) | 4'X4' |
| TEUCLERIUM FRUTICANS | BUSH GERMANER | L (WUCOLS IV) | 4'X4' |
| WESTRINGIA FRUTICOSA | COAST ROSEMARY | L (WUCOLS IV) | 3.5'X3.5' |
| STORM WATER TREATMENT* | | | |
| ACHILLEA MILLEFOLIUM | COMMON YARROW | L (WUCOLS IV) | 3'X2' |
| ARCTOSTAPHYLOS SPP. | MANZANITA | L (WUCOLS IV) | 6'X1' |
| ARTEMISIA DOUGLASIANA | MUGWORT | L (WUCOLS IV) | 4'X4' |
| BACCHARIS PILULARIS 'TWIN PEAKS' | TWIN PEAKS COYOTE BRUSH | L (WUCOLS IV) | 6'X1' |
| CEANOTHUS SPP. | CALIFORNIA LILAC | L (WUCOLS IV) | 6'X1' |
| CHONDROPOLETALUM TECTORUM | SMALL CAPE RUSH | L (WUCOLS IV) | 3.5'X3.5' |
| DESCHAMPSIA CESPITOSA | TUFTED HAIR GRASS | L (WUCOLS IV) | 2'X2' |
| ERIGONUM FASCICULATUM | CALIFORNIA BUCKWHEAT | L (WUCOLS IV) | 3.5'X3.5' |
| FESTUCA CALIFORNICA | CALIFORNIA FESCUE | L (WUCOLS IV) | 1.5'X3' |
| JUNCUS PATENS | CALIFORNIA GRAY RUSH | L (WUCOLS IV) | 2.5'X3' |
| LEYMUS CONDENSATUS 'CANYON PRINCE' | CANYON PRINCE GIANT WILD RYE | L (WUCOLS IV) | 4'X3' |
| LEYMUS TRITICOIDES | WILD RYE | L (WUCOLS IV) | 3'X1' |
| LIMONIUM CALIFORNICUM | CALIFORNIA LAVENDER | L (WUCOLS IV) | 2'X2' |
| MIMULUS AURANTIACUS | STICKY MONKEYFLOWER | L (WUCOLS IV) | 2.5'X2.5' |
| MUHLENBERGIA RIGENS | DEER GRASS | VL (WUCOLS IV) | 4'X4' |
| NEPETA X FAASSENI | CATMINT | L (WUCOLS IV) | 3'X2' |
| SALVIA CLEVELANDII | CLEVELAND SAGE | L (WUCOLS IV) | 5'X4' |
| SISYRINCHIUM BELLUM | BLUE-EYED GRASS | VL (WUCOLS IV) | 1'X1' |
| ZAUSCHNERIA CALIFORNICA | CALIFORNIA FUCHSIA | L (WUCOLS IV) | 3'X2' |
| BOTANICAL NAME | COMMON NAME | WATER USE | WIDTH/HEIGHT |
| FLOWERING GROUNDCOVER | | | |
| ACHILLEA MILLEFOLIUM | COMMON YARROW | L (WUCOLS IV) | 3'X2' |
| CORREA SPP. | AUSTRALIAN FUSCHIA | L (WUCOLS IV) | 4'X2' |
| EPILIDIUM CANUM 'SCHEIFFELIN'S CHOICE' | SCHEIFFELIN'S CHOICE CALIFORNIA FUCHSIA | L (WUCOLS IV) | 3'X2' |
| ERIGERON KARVINSKIANUS | SANTA BARBARA DAISY | L (WUCOLS IV) | 3'X1' |
| ROSMARINUS SPP. | ROSEMARY | L (WUCOLS IV) | 4'X1' |
| LOW GROUNDCOVER | | | |
| ACACIA REDOLENS 'LOW BOY' | LOW BOY BANK CATCLAW | L (WUCOLS IV) | 6'X2' |
| ARCTOSTAPHYLOS UVA-URSI | KINNIKINICK | L (WUCOLS IV) | 4'X1' |
| ARCTOSTAPHYLOS X 'PACIFIC MIST' | PACIFIC MIST MANZANITA | L (WUCOLS IV) | 4'X1' |
| CEANOTHUS GRISEUS | CARMEL CEANOTHUS | L (WUCOLS IV) | 6'X1' |
| DYMONDIA MARGARETAE | SILVER CARPET DYMONDIA | L (WUCOLS IV) | 2'X0.5' |
| MYOPORUM PARVIFOLIUM 'PINK' | PINK TRAILING MYOPORUM | L (WUCOLS IV) | 4'X1' |
| SENECIO SERPENS | BLUE CHALKSTICKS | L (WUCOLS IV) | 2'X1' |

*ALL STORMWATER PLANTINGS SHALL COMPLY WITH SANTA CLARA COUNTY C3 GUIDELINES AND RESTRICTIONS.

0 10' 20' 50'

TREES



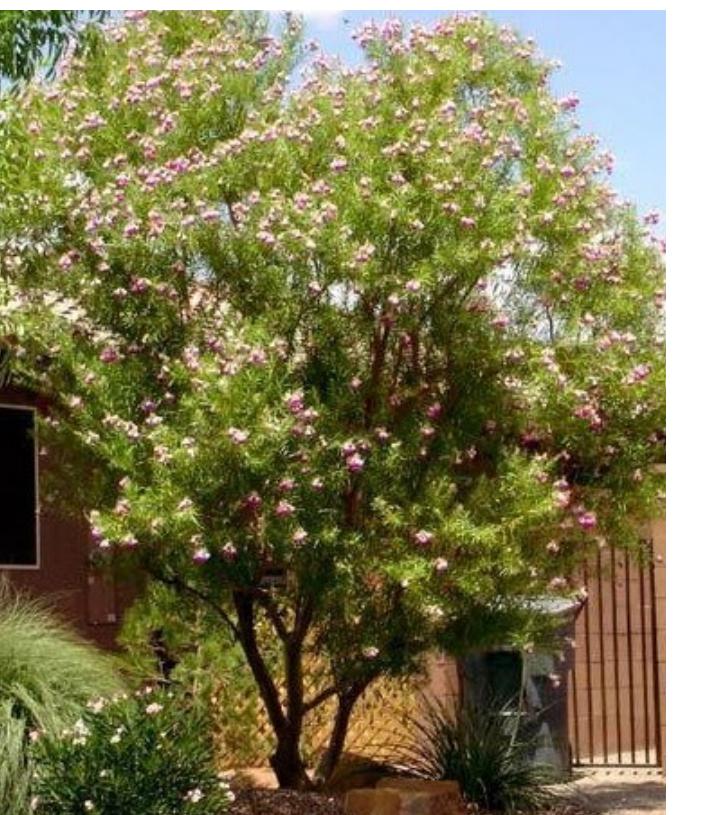
Acer rubrum 'Columnare'
Columnar Red Maple



Acer x Freemanii 'Jeffersred'
Autumn Blaze Freeman Maple



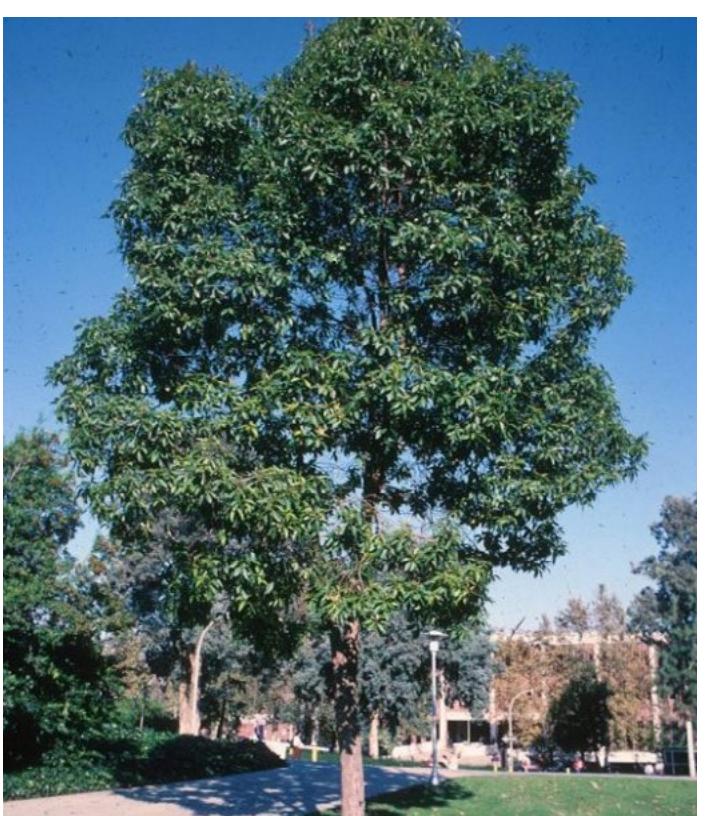
Cercis occidentalis
Western Redbud



Chilopsis linearis 'Monhews'
Timeless Beauty Desert Willow



Ginkgo biloba 'Princeton Sentry'
Ginkgo Tree



Lophostemon confertus
Brisbane Box



Quercus agrifolia
Coast Live Oak



Quercus lobata
Valley Oak

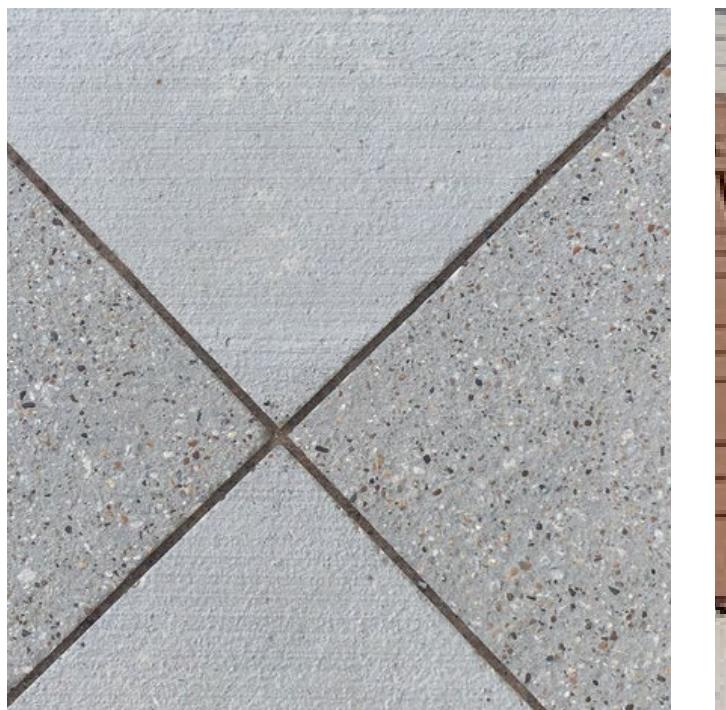


Quercus suber
Cork Oak



Ulmus parvifolia 'Drake'
Drake Lacebark Elm

PAVING



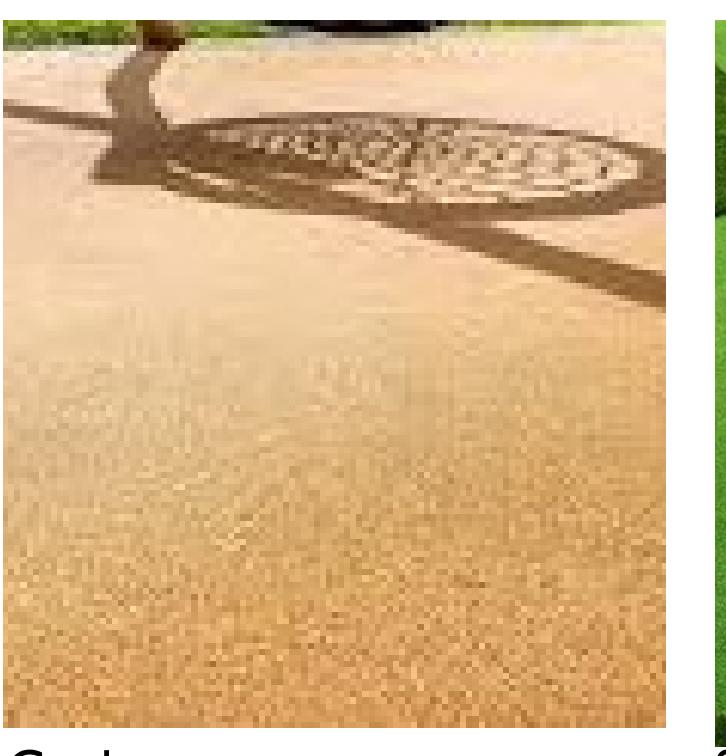
Concrete



Stamped Asphalt



Decomposed Granite

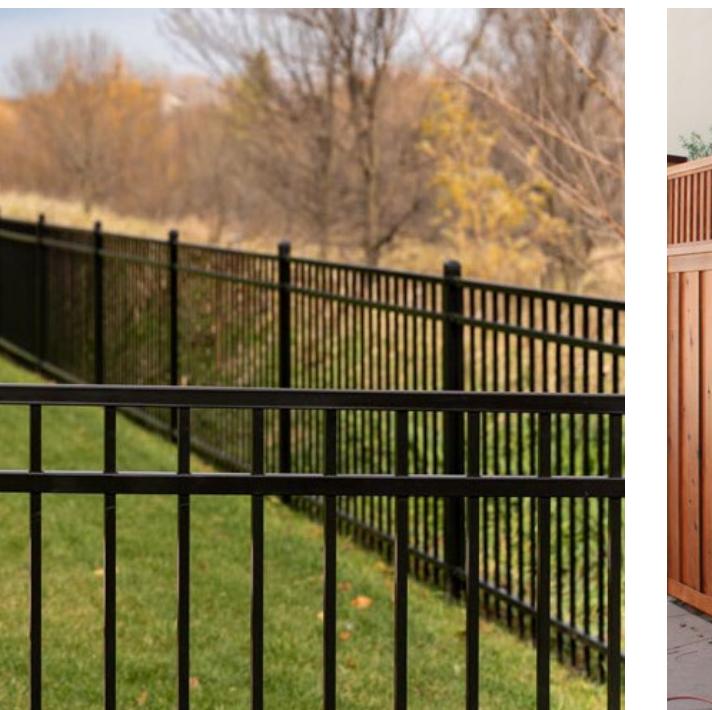


Corkeen

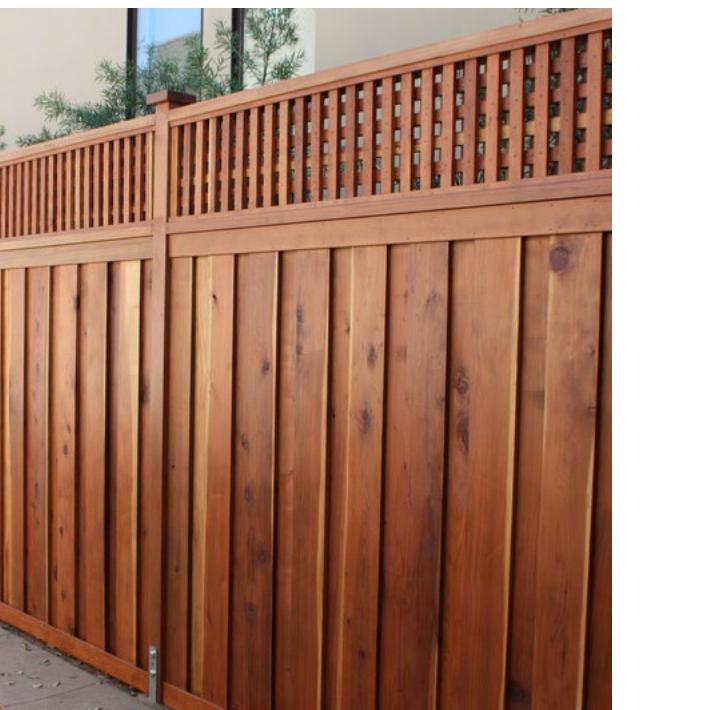


Synthetic Turf

WALL AND FENCE OPTIONS



Metal View Fence



Good Neighbor Wood Fence



Dog Park Fence



CMU Wall

PLANT SCHEDULE

| BOTANICAL NAME | COMMON NAME | SIZE |
|---|----------------------------------|----------------------|
| <u>ACCENT TREES</u> | | |
| <i>CERCIS OCCIDENTALIS</i> | WESTERN REDBUD MULTI-TRUNK | 15 GAL (MULTI-TRUNK) |
| <i>CHILOPSIS LINEARIS 'MONHEWS'</i> | TIMELESS BEAUTY/DESERT WILLOW | 15 GAL/24" BOX |
| <u>SHADE TREES</u> | | |
| <i>QUERCUS AGRIFOLIA</i> | COAST LIVE OAK | 36"/24" BOX |
| <i>QUERCUS LOBATA</i> | VALLEY OAK | 36"/24" BOX |
| <u>SPECIMEN SHADE TREES</u> | | |
| <i>QUERCUS SUBER</i> | CORK OAK | 60"BOX |
| <u>STREET TREES</u> | | |
| <i>ACER RUBRUM 'COLUMNARE'</i> | COLUMNAR RED MAPLE | 24"BOX |
| <i>ACER X FREEMANII 'JEFFERSRED'</i> | AUTUMN BLAZE/FREEMAN MAPLE | 24"BOX |
| <i>CELTIS SINENSIS</i> | CHINESE HACKBERRY | 24"BOX |
| <i>GINKGO BILOBA 'PRINCETON SENTRY'</i> | PRINCETON SENTRY MAIDENHAIR TREE | 24"BOX |
| <i>LOPHOSTEMON CONFERTUS</i> | BRISBANE BOX | 24"BOX |
| <i>ULMUS PARVIFOLIA 'DRAKE'</i> | DRAKE LACEBARK ELM | 24"BOX |

| BOTANICAL NAME | COMMON NAME | WATER USE | WIDTH/HEIGHT |
|---|---|------------------|---------------------|
| <u>ACCENT SHRUBS</u> | | | |
| <i>AGAVE SPP.</i> | AGAVE | L (WUCOLS IV) | 4'X4' |
| <i>ALOE STRIATA</i> | CORAL ALOE | L (WUCOLS IV) | 1.5'X3' |
| <i>BULBINE FRUTESCENS</i> | BULBINE | L (WUCOLS IV) | 3'X1' |
| <i>COREOPSIS SPP.</i> | COREOPSIS | L (WUCOLS IV) | 2'X2' |
| <i>DASYURION WHEELERI</i> | GREY DESERT SPOON | L (WUCOLS IV) | 5'X5' |
| <i>HESPERALOZOON PARVIFLORA</i> | RED YUCCA | L (WUCOLS IV) | 3'X3' |
| <i>IRIS DOUGLASIANA</i> | DOUGLAS IRIS | L (WUCOLS IV) | 2'X2' |
| <i>KNIPHOFIA UVARIA</i> | RED HOT POKER | L (WUCOLS IV) | 3'X3' |
| <i>LEUCADENDRON SPP.</i> | CONEBUSH | L (WUCOLS IV) | 4'X8' |
| <i>TEUCRIUM CHAMAEDrys</i> | GERMANDER | L (WUCOLS IV) | 3'X2' |
| <i>VERBENA SPP.</i> | VERBENA | L (WUCOLS IV) | 3.5'X3' |
| <u>GRASSES</u> | | | |
| <i>BOUTELOUA GRACILIS</i> | BLUE GRAMA GRASS | L (WUCOLS IV) | 2.5'X2.5' |
| <i>CHONDROPETALUM TECTORUM</i> | SMALL CAPE RUSH | L (WUCOLS IV) | 3.5'X3.5' |
| <i>FESTUCA SPP.</i> | FESCUE | L (WUCOLS IV) | 2'X2' |
| <i>JUNCUS PATENS</i> | CALIFORNIA GRAY RUSH | L (WUCOLS IV) | 2.5'X3' |
| <i>LIBERTIA PEREGRINANS</i> | ORANGE LIBERTIA | L (WUCOLS IV) | 2'X1.5' |
| <i>LOMANDRA LONGIFOLIA</i> | MAT RUSH | L (WUCOLS IV) | 3.5'X3.5' |
| <i>MUHLENBERGIA SPP.</i> | MUHLY GRASS | L (WUCOLS IV) | 3.5'X3.5' |
| <i>PENNSETUM ALOPECUROIDES</i> | FOUNTAIN GRASS | L (WUCOLS IV) | 3'X3' |
| <i>PENNSETUM SETACEUM 'RUBRUM'</i> | PURPLE FOUNTAIN GRASS | L (WUCOLS IV) | 3'X3' |
| <u>LARGE SHRUBS</u> | | | |
| <i>ARBUTUS UNEDO 'COMPACTA'</i> | COMPACT STRAWBERRY TREE | L (WUCOLS IV) | 4'X8' |
| <i>DODONEA VISCOSA</i> | HOPSEED BUSH | L (WUCOLS IV) | 4'X8' |
| <i>EUONYMUS JAPONICUS</i> | JAPANESE EUONYMUS | L (WUCOLS IV) | 6'X6' |
| <i>HETEROMELES ARBUTIFOLIA</i> | TOYON | L (WUCOLS IV) | 10'X10' |
| <i>LAVATERA MARITIMA</i> | TREE MALLOW | L (WUCOLS IV) | 6'X6' |
| <i>LOROPETALUM CHINENSE</i> | CHINESE FRINGE FLOWER | L (WUCOLS IV) | 5'X5' |
| <i>MYRSINE AFRICANA</i> | AFRICAN BOXWOOD | L (WUCOLS IV) | 5'X5' |
| <i>PROSTANTHERA OVALIFOLIA</i> | MINT BUSH | L (WUCOLS IV) | 5'X6' |
| <i>RHAMNUS ALATERNUS</i> | ITALIAN BUCKTHORN | L (WUCOLS IV) | 6'X12' |
| <i>RHAMNUS CALIFORNICA</i> | CALIFORNIA COFFEEBERRY | L (WUCOLS IV) | 6'X6' |
| <i>XYLOSTMA CONGESTUM</i> | SHINY XYLOSTMA | L (WUCOLS IV) | 6'X6' |
| <u>MEDIUM SHRUBS</u> | | | |
| <i>CALISTEMON VIMINALIS 'LITTLE JOHN'</i> | LITTLE JOHN WEEPING BOTTLEBRUSH | L (WUCOLS IV) | 4'X4' |
| <i>CISTUS SPP.</i> | ROCKROSE | L (WUCOLS IV) | 4'X4' |
| <i>DIETES SPP.</i> | FORTNIGHT LILY | L (WUCOLS IV) | 2.5'X3' |
| <i>GREVILLEA X 'NOELLI'</i> | NOEL GREVILLEA | L (WUCOLS IV) | 5'X5' |
| <i>LAURUS NOBILIS 'MONIK'</i> | LITTLE RAGU/SWEET BAY | L (WUCOLS IV) | 4'X4' |
| <i>MYRTUS COMMUNIS 'COMPACTA'</i> | DWARF COMMON MYRTLE | L (WUCOLS IV) | 4'X4' |
| <i>NEPETA X FAASSENII</i> | CATMINT | L (WUCOLS IV) | 3'X2' |
| <i>OLEA EUROPEA 'MONTRA'</i> | LITTLE OLLIE@OLIVE | VL (WUCOLS IV) | 4'X4' |
| <i>PEROVSKIA ATRIPLIFOLIA</i> | RUSSIAN SAGE | L (WUCOLS IV) | 3'X4' |
| <i>RHAPHIOLEPIS INDICA</i> | INDIAN HAWTHORN | L (WUCOLS IV) | 4'X4' |
| <i>SALVIA SPP.</i> | SAGE | L (WUCOLS IV) | 4'X4' |
| <i>TEUCRIUM FRUTICANS</i> | BUSH GERMANDER | L (WUCOLS IV) | 4'X4' |
| <i>WESTRINGIA FRUTICOSA</i> | COAST ROSEMARY | L (WUCOLS IV) | 3.5'X3.5' |
| <u>STORM WATER TREATMENT*</u> | | | |
| <i>ACHILLEA MILLEFOLIUM</i> | COMMON YARROW | L (WUCOLS IV) | 3'X2' |
| <i>ARCTOSTAPHYLOS SPP.</i> | MANZANITA | L (WUCOLS IV) | 6'X1' |
| <i>ARTEMISIA DOUGLASIANA</i> | MUGWORT | L (WUCOLS IV) | 4'X4' |
| <i>BACCHARIS PILULARIS 'TWIN PEAKS'</i> | TWIN PEAKS COYOTE BRUSH | L (WUCOLS IV) | 6'X1' |
| <i>CEANOTHUS SPP.</i> | CALIFORNIA LILAC | L (WUCOLS IV) | 6'X1' |
| <i>CHONDROPETALUM TECTORUM</i> | SMALL CAPE RUSH | L (WUCOLS IV) | 3.5'X3.5' |
| <i>DESCHAMPSIA CESPITOSA</i> | TUFTED HAIR GRASS | L (WUCOLS IV) | 2'X2' |
| <i>ERIOGONUM FASCICULATUM</i> | CALIFORNIA BUCKWHEAT | L (WUCOLS IV) | 3.5'X3.5' |
| <i>FESTUCA CALIFORNICA</i> | CALIFORNIA FESCUE | L (WUCOLS IV) | 1.5'X3' |
| <i>JUNCUS PATENS</i> | CALIFORNIA GRAY RUSH | L (WUCOLS IV) | 2.5'X3' |
| <i>LEYMUS CONDENSATUS 'CANYON PRINCE'</i> | CANYON PRINCE GIANT WILD RYE | L (WUCOLS IV) | 4'X3' |
| <i>LEYMUS TRITICOIDES</i> | WILD RYE | L (WUCOLS IV) | 3'X1' |
| <i>LIMONIUM CALIFORNICUM</i> | CALIFORNIA SEALAVENDER | L (WUCOLS IV) | 2'X2' |
| <i>MIMULUS AURANTIACUS</i> | STICKY MONKEYFLOWER | L (WUCOLS IV) | 2.5'X2.5' |
| <i>MUHLENBERGIA RIGENS</i> | DEER GRASS | VL (WUCOLS IV) | 4'X4' |
| <i>NEPETA X FAASSENII</i> | CATMINT | L (WUCOLS IV) | 3'X2' |
| <i> SALVIA CLEVELANDII</i> | CLEVELAND SAGE | L (WUCOLS IV) | 5'X4' |
| <i>SISYRINCHIUM BELLUM</i> | BLUE-EYED GRASS | VL (WUCOLS IV) | 1'X1' |
| <i>ZAUSCHNERIA CALIFORNICA</i> | CALIFORNIA FUCHSIA | L (WUCOLS IV) | 3'X2' |
| <u>BOTANICAL NAME</u> | <u>COMMON NAME</u> | <u>WATER USE</u> | <u>WIDTH/HEIGHT</u> |
| <i>FLOWERING GROUNDCOVER</i> | | | |
| <i>ACHILLEA MILLEFOLIUM</i> | COMMON YARROW | L (WUCOLS IV) | 3'X2' |
| <i>CORREA SPP.</i> | AUSTRALIAN FUSCHIA | L (WUCOLS IV) | 4'X2' |
| <i>EPILOBIUM CANUM 'SCHEIFFELIN'S CHOICE'</i> | SCHEIFFELIN'S CHOICE CALIFORNIA FUCHSIA | L (WUCOLS IV) | 3'X2' |
| <i>ERIGERON KARVINSKIANUS</i> | SANTA BARBARA DAISY | L (WUCOLS IV) | 3'X1' |
| <i>ROSMARINUS SPP.</i> | ROSEMARY | L (WUCOLS IV) | 4'X1' |
| <u>LOW GROUNDCOVER</u> | | | |
| <i>ACACIA REDOLENS 'LOW BOY'</i> | LOW BOY BANK CATCLAW | L (WUCOLS IV) | 6'X2' |
| <i>ARCTOSTAPHYLOS UVA-URSI</i> | KINNICKINICK | L (WUCOLS IV) | 4'X1' |
| <i>ARCTOSTAPHYLOS X 'PACIFIC MIST'</i> | PACIFIC MIST MANZANITA | L (WUCOLS IV) | 4'X1' |
| <i>CEANOTHUS GRISEUS</i> | CARMEL CEANOTHUS | L (WUCOLS IV) | 6'X1' |
| <i>DYMONIA MARGARETAE</i> | SILVER CARPET DYMONIA | L (WUCOLS IV) | 2'X0.5' |
| <i>MYOPORUM PARVIFOLIUM 'PINK'</i> | PINK TRAILING MYOPORUM | L (WUCOLS IV) | 4'X1' |
| <i>SENECIO SERPENS</i> | BLUE CHALKSTICKS | L (WUCOLS IV) | 2'X1' |

*ALL STORMWATER PLANTINGS SHALL COMPLY WITH SANTA CLARA COUNTY C3 GUIDELINES AND RESTRICTIONS.

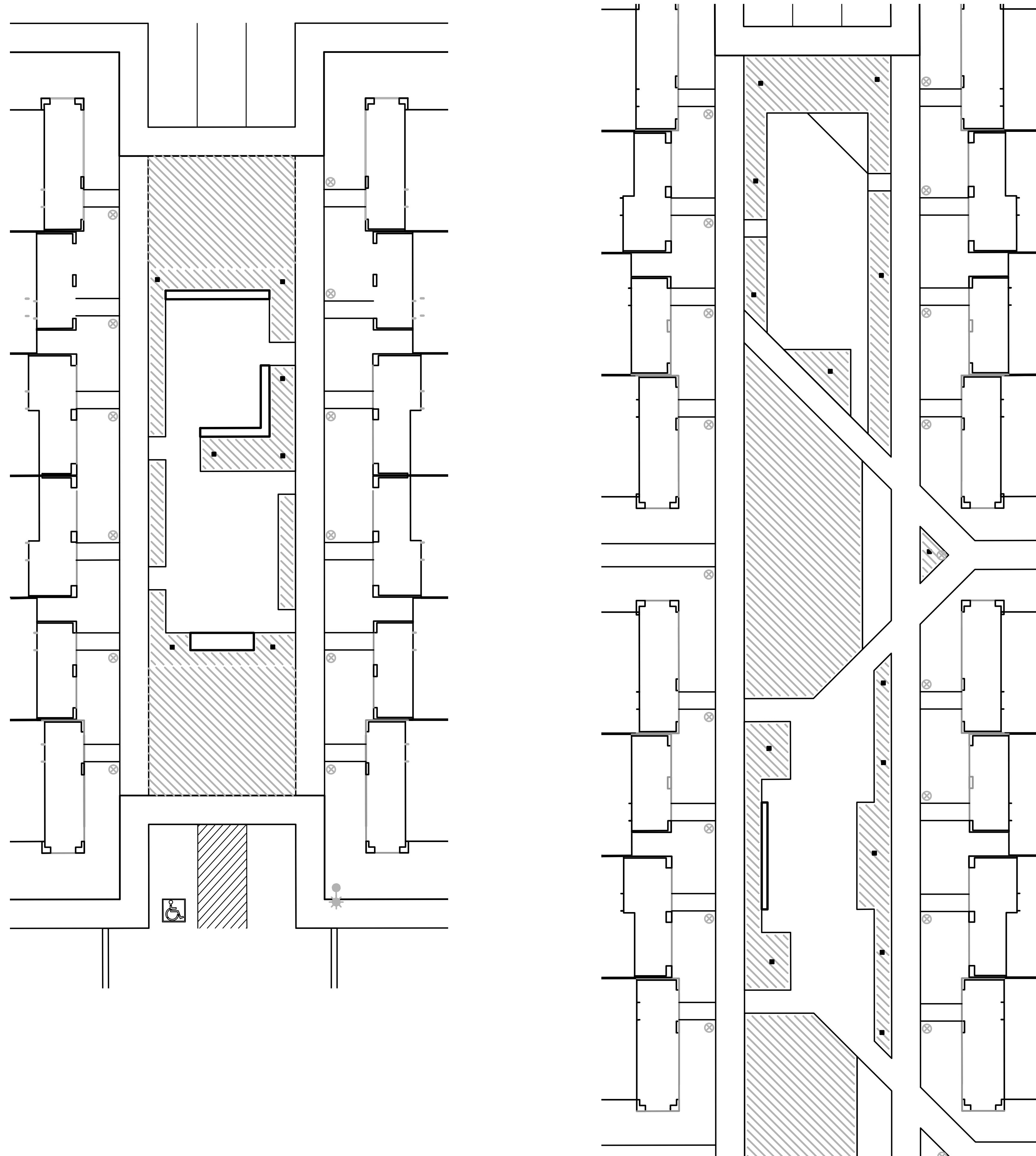


HYDROZONE LEGEND:

- Low Bubbler/ Drip Irrigation
- SLA - Flexible Recreation Lawn

Water calculation worksheet for the Model Water Efficient Landscape Ordinance AB 1881

| | | | | | | | | | |
|--|-----------|--|-----------------------|----|----------|----------------------|------------------|------------|------------------|
| Total Landscape Area (sf) | 283,290 | KL | Landscape Coefficient | | Eto | ET Adjustment factor | | | |
| Special Landscape Area (SLA) | 2,589 | Ks | Species Factor | | LA | 0.62 | | | |
| Historical Eto for project city | 49.5 | Kd | Density Factor | | SLA | | | | |
| Turf Rotor Efficiency | 0.75 | Kmc | Microclimate Factor | | | | | | |
| Flood bubbler Irrigation Efficiency | 0.81 | IE | Irrigation Efficiency | | | | | | |
| Spray irrigation Efficiency | 0.75 | MAWA = (ETo)(0.62)[0.55 x LA + 0.45 x SLA] | | | | | | | |
| Drip Irrigation Efficiency | 0.81 | ETWU = (ETo)(0.62) [(PfxHA / IE) + SLA] | | | | | | | |
| Stream Spray Efficiency | 0.75 | | | | | | | | |
| | | | | | | | | | |
| Maximum Applied Water Use (MAWA) | | | | | | | | | |
| Total landscape area | 49.5 | Conversion | ETAF | LA | (1-ETAF) | SLA | Gallons per year | | |
| | | | | | | | | | |
| MAXIMUM APPLIED WATER ALLOWANCE | | | | | | | 4,854,230 | | |
| | | | | | | | | | |
| Estimated Total Water Use (ETWU) | | | | | | | | | |
| Hydrozone & Irrigation method | Area (sf) | Eto | Ks | Kd | Kmc | KL | IE | Conversion | Gallons per year |
| Low water use with bubbler / drip irrigation | 280,701 | 49.5 | 0.3 | 1 | 1 | 0.3 | 0.81 | 0.62 | 3,190,635 |
| Special Landscape Area (SLA) | 2,589 | 49.5 | 0.8 | 1 | 1 | 0.8 | 0.75 | 0.62 | 84,754 |
| | | | | | | | | | |
| Total area | 283,290 | | | | | | | | |
| TOTAL WATER APPLIED | | | | | | | | | 3,275,388 |
| Difference between MAWA & ETWU | | | | | | | | | 1,578,841 |
| % ETWU is under MAWA | | | | | | | | | 32.5% |



IRRIGATION LEGEND

BUBBLER ON RISER FOR TREES – INSTALL 2 BUBBLERS PER EACH TREE ON OPPOSITE SIDES OF ROOTBALL ON UPHILL SIDE OF TREE.

IRRIGATION INSIDE DASHED OUTLINE AREA FOR SHRUB AND GROUNDCOVER: LOW FLOW DRIP LINE WITH COMPRESSION FITTINGS INSTALLED 4" COVER BELOW SOIL LEVEL. INSTALL DRIPLINE PER MFR SPECIFICATIONS

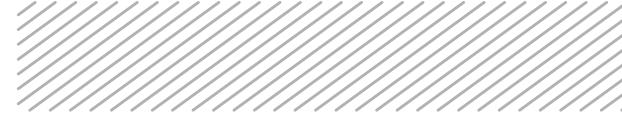
SUB-SURFACE IRRIGATION INSIDE DASHED OUTLINE AREA FOR TURF: LOW FLOW DRIP LINE WITH COMPRESSION FITTINGS INSTALLED 6-8" COVER BELOW SOIL LEVEL. INSTALL DRIPLINE PER MFR SPECIFICATIONS



0 5' 10' 20'

IRRIGATION LEGEND

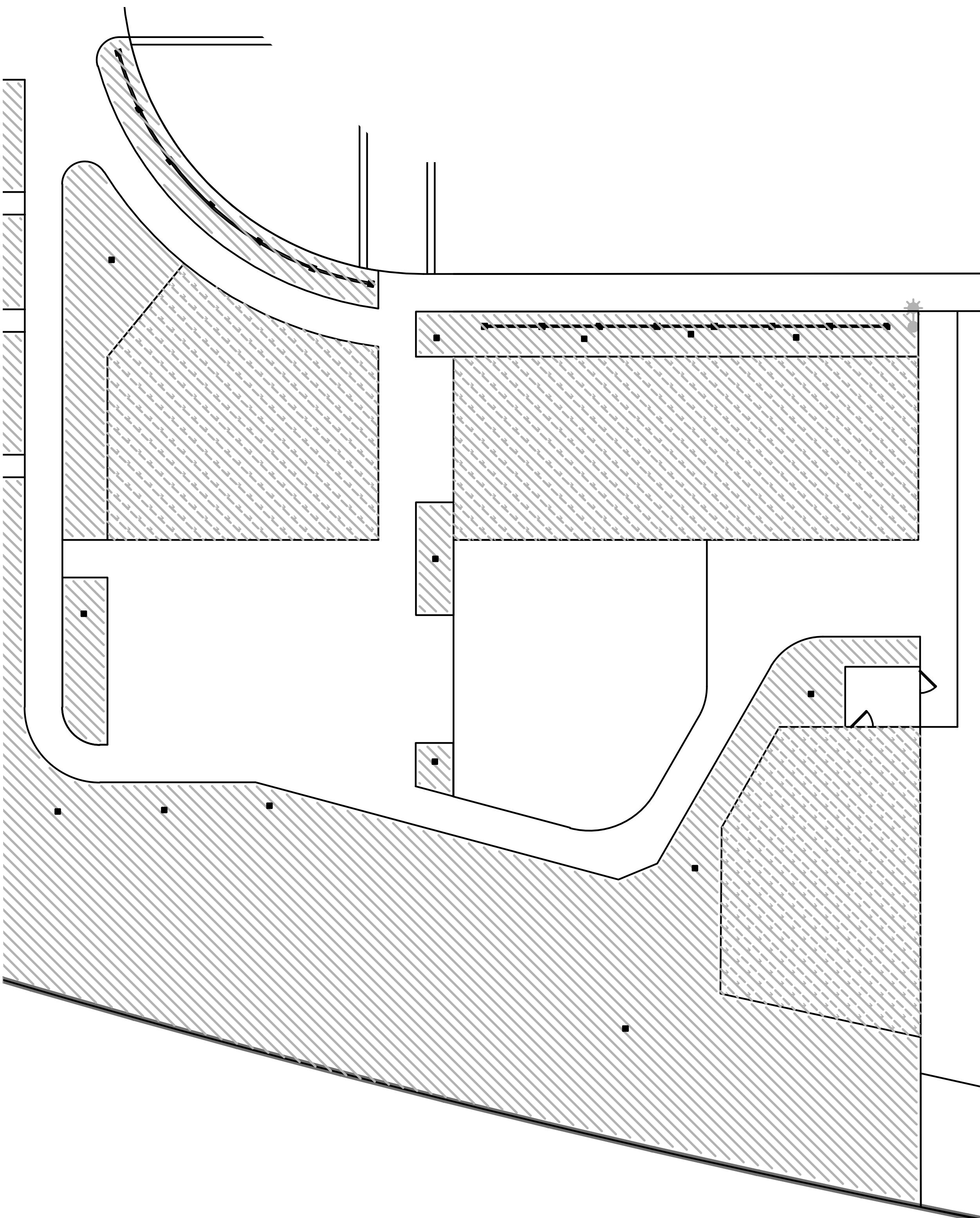
BUBBLER ON RISER FOR TREES – INSTALL 2 BUBBLERS PER EACH TREE ON OPPOSITE SIDES OF ROOTBALL ON UPHILL SIDE OF TREE.

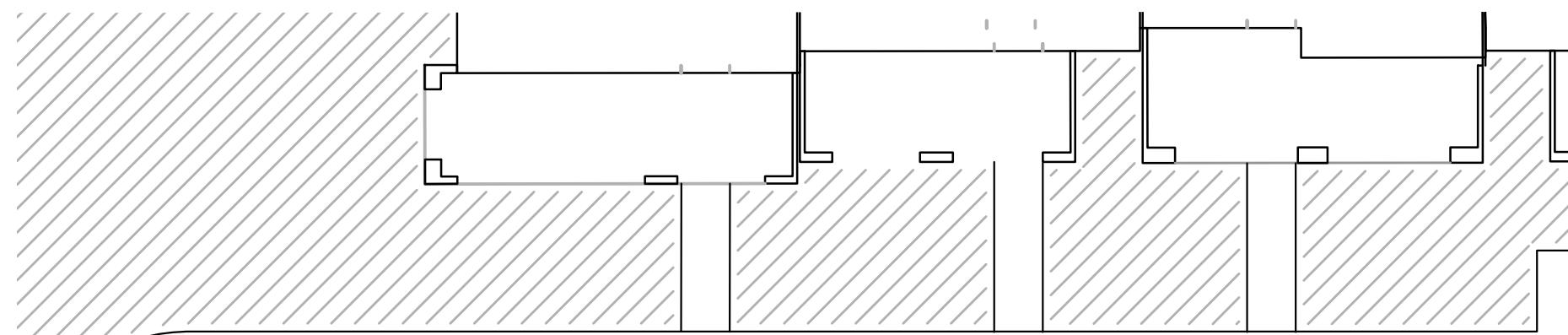


IRRIGATION INSIDE DASHED OUTLINE AREA FOR SHRUB AND GROUNDCOVER: LOW FLOW DRIP LINE WITH COMPRESSION FITTINGS INSTALLED 4" COVER BELOW SOIL LEVEL. INSTALL DRIPLINE PER MFR SPECIFICATIONS

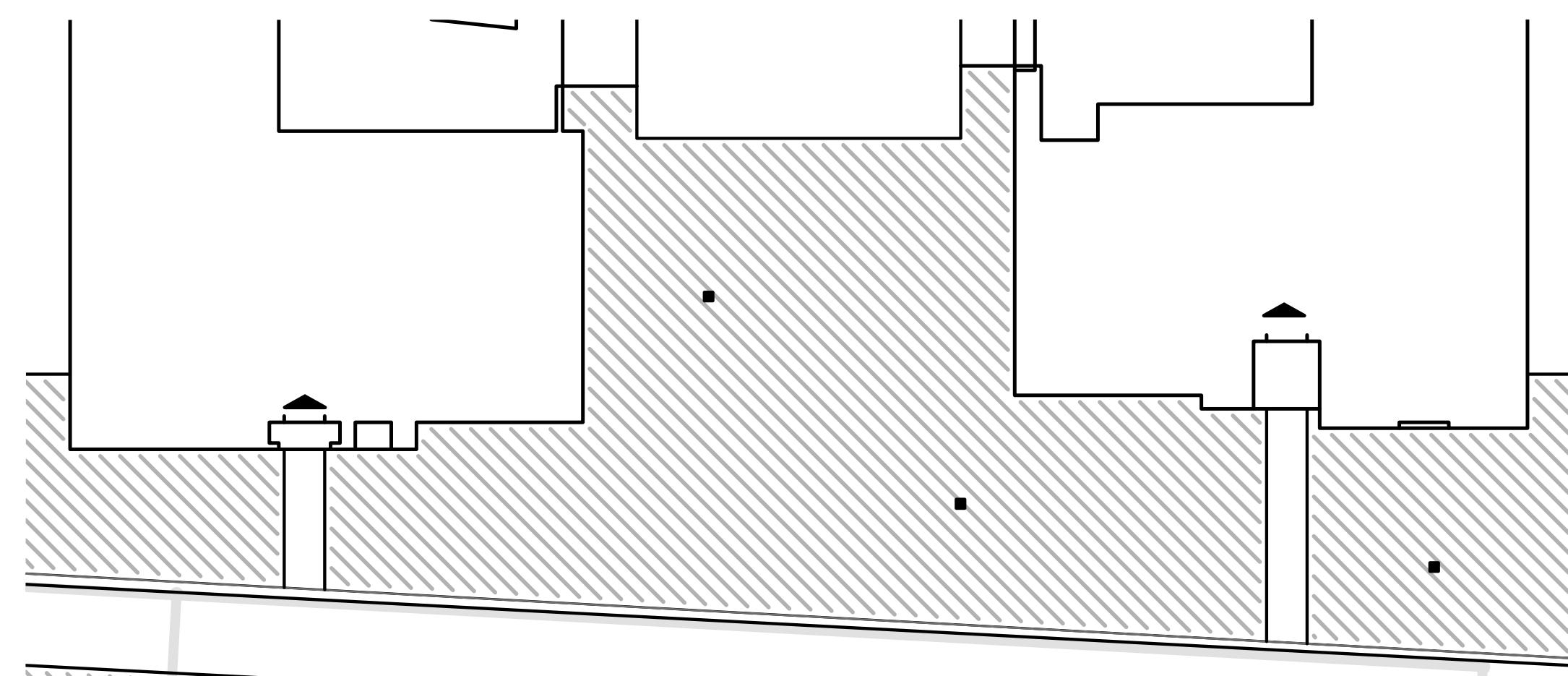


SUB-SURFACE IRRIGATION INSIDE DASHED OUTLINE AREA FOR TURF: LOW FLOW DRIP LINE WITH COMPRESSION FITTINGS INSTALLED 6-8" COVER BELOW SOIL LEVEL. INSTALL DRIPLINE PER MFR SPECIFICATIONS

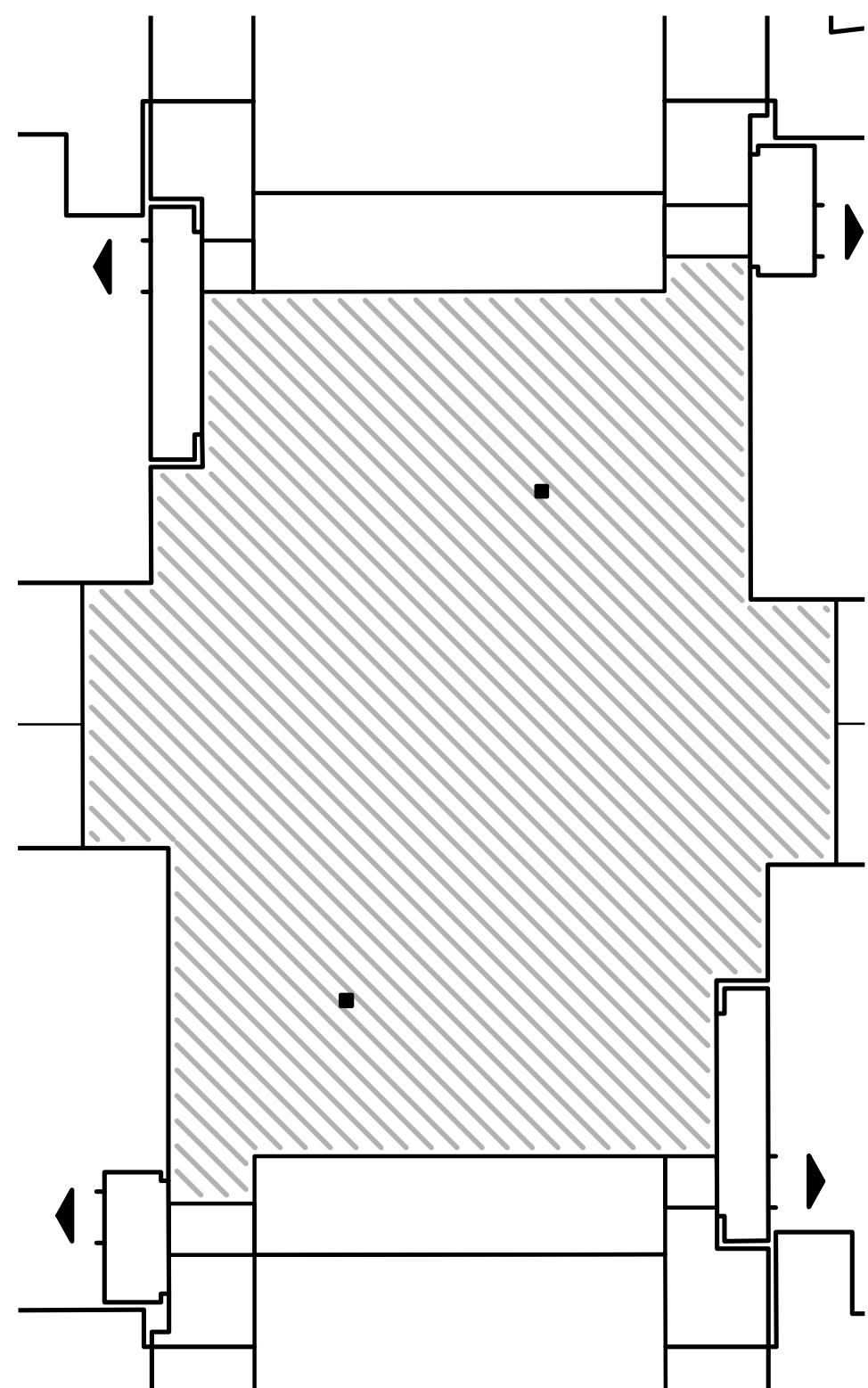




TOWNHOME FRONT YARD IRRIGATION



SINGLE FAMILY HOMES: DEPAUL FRONTAGE IRRIGATION



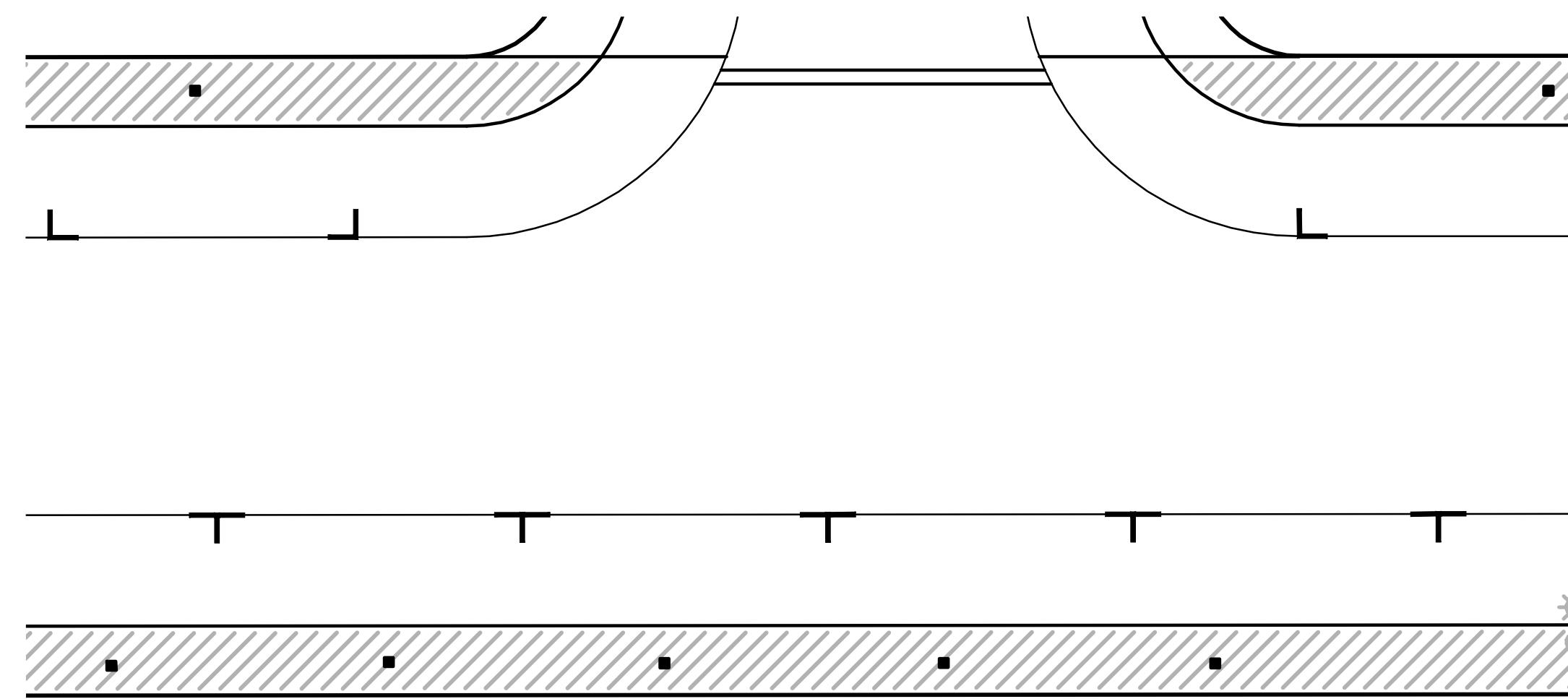
TYPICAL QUAD PACK IRRIGATION

IRRIGATION LEGEND

BUBBLER ON RISER FOR TREES - INSTALL 2 BUBBLERS PER EACH TREE ON OPPOSITE SIDES OF ROOTBALL ON UPHILL SIDE OF TREE.

IRRIGATION INSIDE DASHED OUTLINE AREA FOR SHRUB AND GROUNDCOVER: LOW FLOW DRIP LINE WITH COMPRESSION FITTINGS INSTALLED 4" COVER BELOW SOIL LEVEL. INSTALL DRIPLINE PER MFR SPECIFICATIONS

SUB-SURFACE IRRIGATION INSIDE DASHED OUTLINE AREA FOR TURF: LOW FLOW DRIP LINE WITH COMPRESSION FITTINGS INSTALLED 6-8" COVER BELOW SOIL LEVEL. INSTALL DRIPLINE PER MFR SPECIFICATIONS



TYPICAL STREET IRRIGATION

0 10' 20' 50'