

PROJECT DIRECTORY

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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. SOILS 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, COMPACTED SOILS SHALL BE TRANSFORMED TO A FRABLE CONDITION. ON ENGINEERED SLOPPES, ONLY AMENDED PLANTING HOLES NEED MEET THIS REQUIREMENT. ALL PLANTERS IN AREAS WHICH HAVE BEEN COMPACTED, 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 DECOMPACTION.
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 ROOTBALL 4" ABOVE FG OF FLOWLINE. ADJUST ADJACENT GRADE OF SOIL TO BLEND UNIFORMLY AROUND ROOTBALL 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 CONTRAINDICATED. TO PROVIDE HABITAT FOR BENEFICIAL INSECTS AND OTHER MLDLIFE, UP TO 5% OF LANDSCAPE AREA MAY BE LEFT WITHOUT MULCH. DESIGNATED ISECT HABITAT MUST BE INCLUDED IN THE LANDSCAPE DESIGN PLAN AS SUCH.
3. ORGANIC MULCH MATERIALS MADE FROMO RECYCLED OR POSSTT-CONSUMERR SHALL TAKE PRECEDENCE OVER INORGANIC MATERIALS OR VIRGIN FOREST PRODUCTS UNLESS THE RECYCLED POOST-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 USED 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 SLOPED 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" NOIYO 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, EXCEL CS-3 OR APPROVED EQUAL.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, GROUND COVERS, 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 WIND 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 RELATING 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/ISS 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 HARDSCAPES 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 TREE-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 PRESURE 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.)

25. THE CONTRACTOR SHALL FLUSH, AND ADJUST ALL HEADS AND VALVES FOR OPTIMUM COVERAGE WHERE APPLICABLE.

26. DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.

27. DUE TO THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, ETC., WHICH MAY BE REQUIRED. THE CONTRACTOR SHALL CAREFULLY INVESTIGATE THE STRUCTURAL AND FINISHED CONDITIONS AFFECTING ALL OF HIS WORK AND PLAN HIS WORK ACCORDINGLY, FURNISHING SUCH FITTINGS, ETC., AS MAY BE REQUIRED TO MEET SUCH CONDITIONS. DRAWINGS ARE GENERALLY DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. THEN WORK SHALL BE INSTALLED IN SUCH A MANNER AS TO AVOID CONFLICTS BETWEEN IRRIGATION SYSTEMS, PLANTING, AND ARCHITECTURAL FEATURES.

28. ELECTRICAL CONTRACTOR TO SUPPLY 120 VOLT A.C. (2.5 AMP) SERVICE TO CONTROLLER LOCATION. IRRIGATION CONTRACTOR TO MAKE FINAL CONNECTION FROM ELECTRICAL STUB-OUT TO CONTROLLER.

29. OPERATE IRRIGATION CONTROLLER(S) BETWEEN THE HOURS OF 9:00 PM AND 7:00 AM.

30. INSTALL RAINMASTER TW-CAB-14 OR APPROVED EQUAL TWO-WIRE CABLE FOR IRRIGATION BETWEEN CONTROLLER AND CONTROL VALVES. LOOP 36" EXCESS WIRE INTO EACH SINGLE VALVE BOX AND INTO ONE VALVE BOX IN EACH GROUP OF VALVES. WIRE SPLICES SHALL BE MADE WITH RAINMASTER TW-SPLICE-14.

31. USE KING INNOVATIONS GORILLA UF CABLE STRIPPER MODEL#46200 FOR ALL 2-WIRE CABLE CONNECTIONS.

32. CONNECT MASTER VALVE TO CONTROLLER WITH 2-WIRE CABLE AND DEDICATED DECODER PER RAINMASTER CONTROLLER INSTALLATION GUIDELINES.

33. INSTALL KBI BPC SERIES (OR EQUAL) IN-LINE 5# SPRING CHECK VALVES FOR DRIP BUBBLER AND TREE BUBBLER LATERAL LINES AT EVERY 10' ELEVATION CHANGE OR AS NEEDED TO PREVENT LOW HEAD DRAINAGE. KBI KSC SERIES (OR EQUAL) SOLVENT WELD SWING CHECK VALVES CAN BE USED IN LATERAL LINES TO ISOLATE WATER FROM REVERSE FLOW WHERE NEEDED AT SLOPES TO PREVENT LOW HEAD DRAINAGE.

34. MAINTAIN 6" MINIMUM CLEARANCE BETWEEN SOLVENT WELD FITTINGS ON IRRIGATION MAINLINE AND LATERAL LINE PIPES. MAINTAIN MINIMUM 10' CLEARANCE BETWEEN POTABLE AND CONSTANT PRESSURE RECYCLED WATER MAINLINES LINES. MAINTAIN MINIMUM 3' CLEARANCE BETWEEN CONSTANT PRESSURE RECYCLED WATER MAINLINE AND PG&E FACILITIES PER PG&E UO STANDARD S5453.

35. WHERE IT IS NECESSARY TO EXCAVATE ADJACENT TO EXISTING TREES, THE CONTRACTOR SHALL USE ALL POSSIBLE CARE TO AVOID INJURY TO TREES, AND TREE ROOTS. EXCAVATION IN AREAS WHERE TWO (2) INCH AND LARGER ROOTS OCCUR SHALL BE DONE BY HAND. ROOTS TWO (2) INCHES AND LARGER IN DIAMETER SHALL BE WRAPPED IN BURLAP UNTIL BACKFILLED. TRENCHES ADJACENT TO TREE SHOULD BE CLOSED WITHIN TWENTY-FOUR (24) HOURS; WHERE THIS IS NOT POSSIBLE, THE SIDE OF THE TRENCH ADJACENT TO THE TREE SHALL BE KEPT SHADED WITH BURLAP OR CANVAS.

36. INSTALL VALVE BOXES 12" FROM AND PERPENDICULAR TO WALK, CURB, BUILDING OR LANDSCAPE FEATURE. AT MULTIPLE VALVE BOX GROUPS, EACH BOX SHALL BE AN EQUAL DISTANCE FROM THE WALK, CURB, ETC. AND EACH BOX SHALL BE 12" APART. SHORT SIDE OF VALVE BOX SHALL BE PARALLEL TO WALK, CURB, LAWN, ETC.

37. THE IRRIGATION SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE SHOWN ON THE IRRIGATION DRAWINGS. THE IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE.

38. WHEN VERTICAL OBSTRUCTIONS (STREET LIGHTS, TREES, FIRE HYDRANTS, ETC.) INTERFERE WITH INSTALTION OF THE BUBBLERS, THE IRRIGATION CONTRACTOR SHALL FIELD ADJUST THE SYSTEM BY ROUTING AROUND THE SIDES OF THE OBSTRUCTION SO AS TO PROVIDE PROPER COVERAGE. ALL ADJUSTMENTS SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.

39. THE DESIGN INTENT OF THE IRRIGATION SYSTEM IS TO PROVIDE COMPLETE COVERAGE WITH NO RUN-OFF ONTO WALKWAYS AND PAVEMENT. ADJUST IRRIGATION TO CONTAIN BUBBLERS WITHIN PLANTING AREAS AND PREVENT RUN OFF OUTSIDE OF LANDSCAPE AREAS.

40. CONTRACTOR SHALL PROVIDE MONTHLY SCHEDULE FOR ESTABLISHMENT PERIOD & FOLLOWING YEAR. LANDSCAPE AND IRRIGATION MAINTENANCE SCHEDULE, IRRIGATION AUDIT, IRRIGATION SURVEY, AND IRRIGATION WATER USE ANALYSIS SHALL BE SUBMITTED WITH THE CERTIFICATE OF COMPLETION IN COMPLIANCE WITH STATE OF CALIFORNIA MODEL WATER EFFICIENT. CONTRACTOR SHALL INPUT ALL REQUIRED DATA INTO CONTROLLERS TO ALLOW SELF SCHEDULING INCLUSIVE OF PLANT SPECIES, PLANT WATER REQUIREMENTS, EXPOSURE, SOIL TYPE, SLOPE, IRRIGATION TYPE AND IRRIGATION EFFICIENCY.

41. THE APPLICANT SHALL SUBMIT AN IRRIGATION AUDIT REPORT WITH THE CERTIFICATE OF COMPLETION TO THE LOCAL AGENCY THAT MAY INCLUDE, BUT IS NOT LIMITED TO: INSPECTION, SYSTEM TUNE-UP, SYSTEM TEST WITH DISTRIBUTION UNIFORMITY, REPORTING OVERSPRAY OR RUN OFF THAT CAUSES OVERLAND FLOW, AND PREPARATION OF AN IRRIGATION SCHEDULE, INCLUDING CONFIGURING IRRIGATION CONTROLLERS WITH APPLICATION RATE, SOIL TYPES, PLANT FACTORS, SLOPE, EXPOSURE AND OTHER FACTORS NECESSARY FOR ACCURATE PROGRAMING. IRRIGATION AUDIT SHALL BE CONDUCTED BY A THIRD PARTY IRRIGATION AUDITOR. LANDSCAPE AUDITS SHALL NOT BE CONDUCTED BY THE PERSON WHO DESIGNED THE LANDSCAPE OR INSTALLED THE LANDSCAPE.

42. THE IRRIGATION CONTRACTOR SHALL SCHEDULE A PRE CONSTRUCTION MEETING WITH A REPRESENTATIVE OF THE IRRIGATION CONTROLLER REPRESENTATIVE (RAINMASTER) FOR PROPER INSTALLATION, PROGRAMMING AND OPERATION. CONTROLLER INSTALLATION, FLOW SENSOR, MASTER VALVE, 2-WIRE CABLE AND ASSOCIATED EQUIPMENT AS NOTED ON PLANS SHALL BE INSPECTED AND CERTIFIED BY RAINMASTER AS PART OF THIS CONTRACT. RAINMASTER CERTIFICATION SHALL BE PROVIDED TO CITY AS PART OF TURN OVER ITEMS PRIOR TO ACCEPTANCE OF PROJECT AND START OF MAINTENANCE.



Physical Health
Center

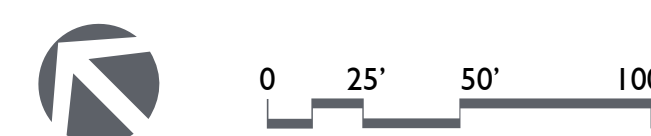
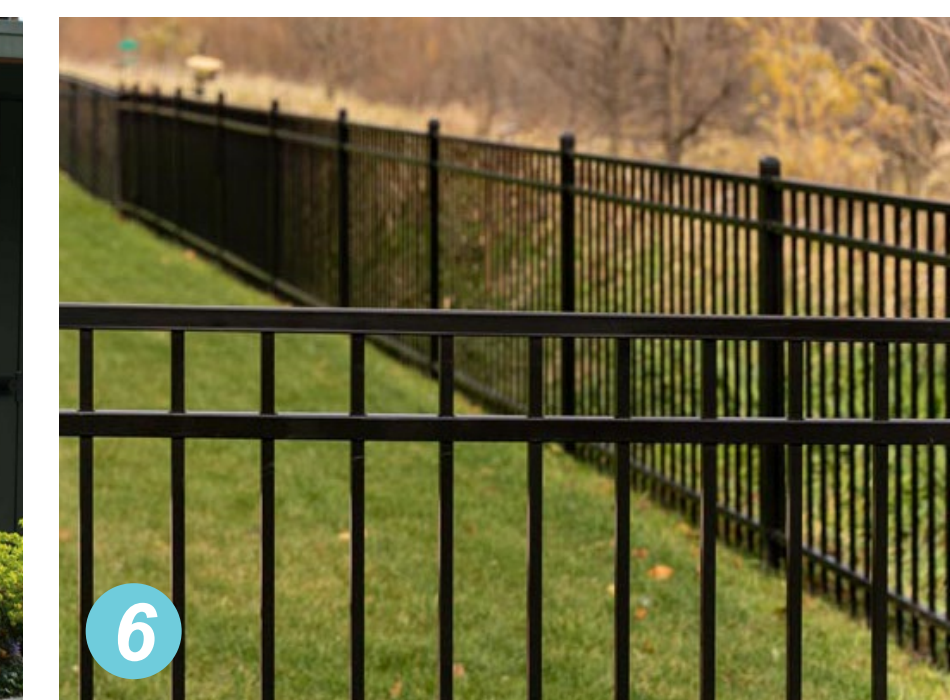
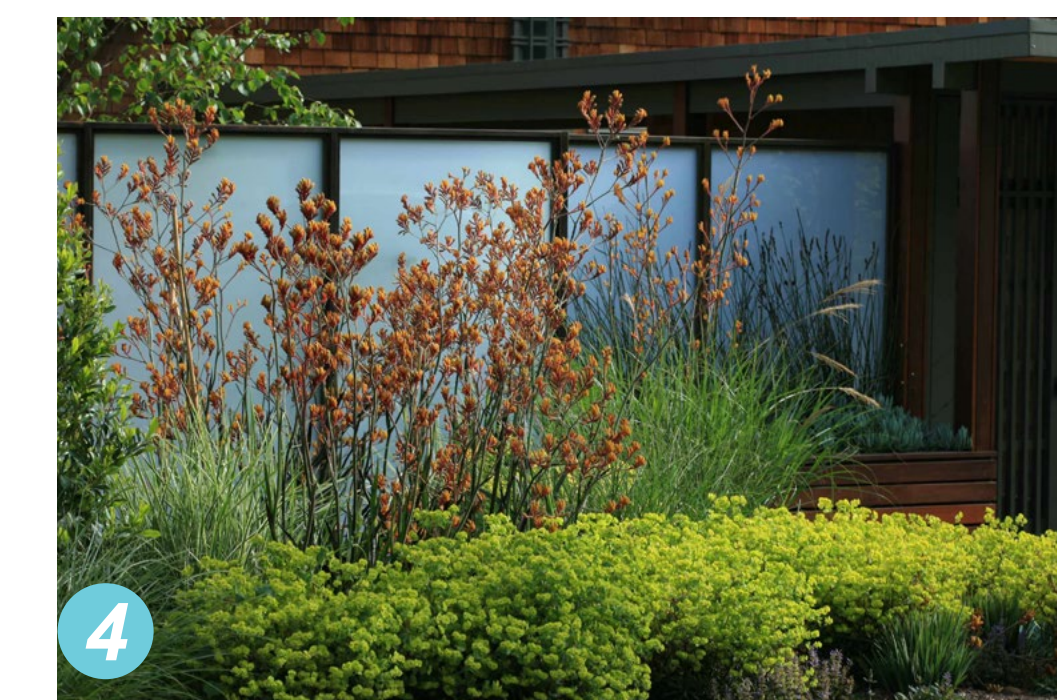
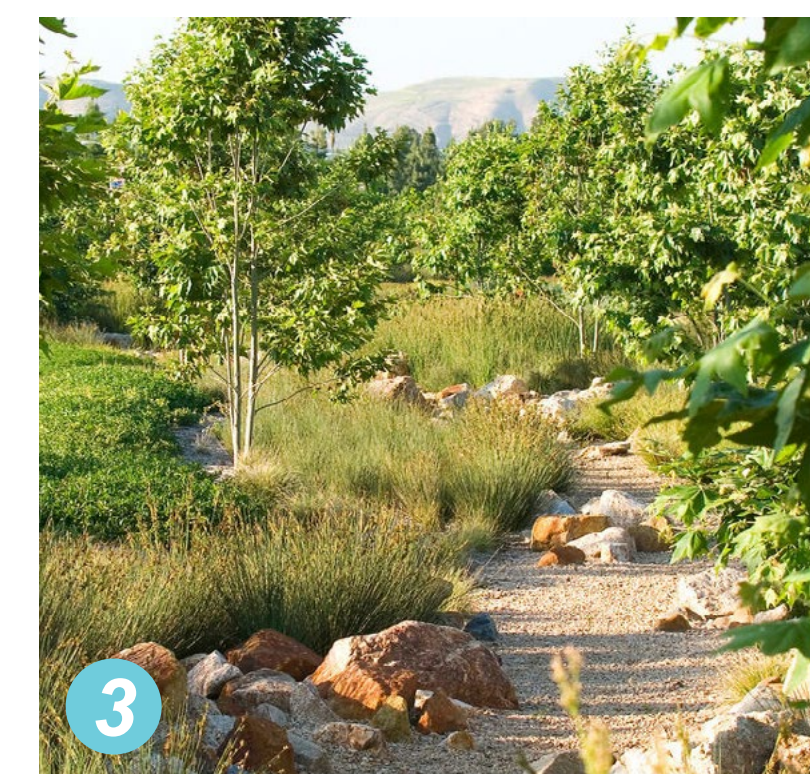
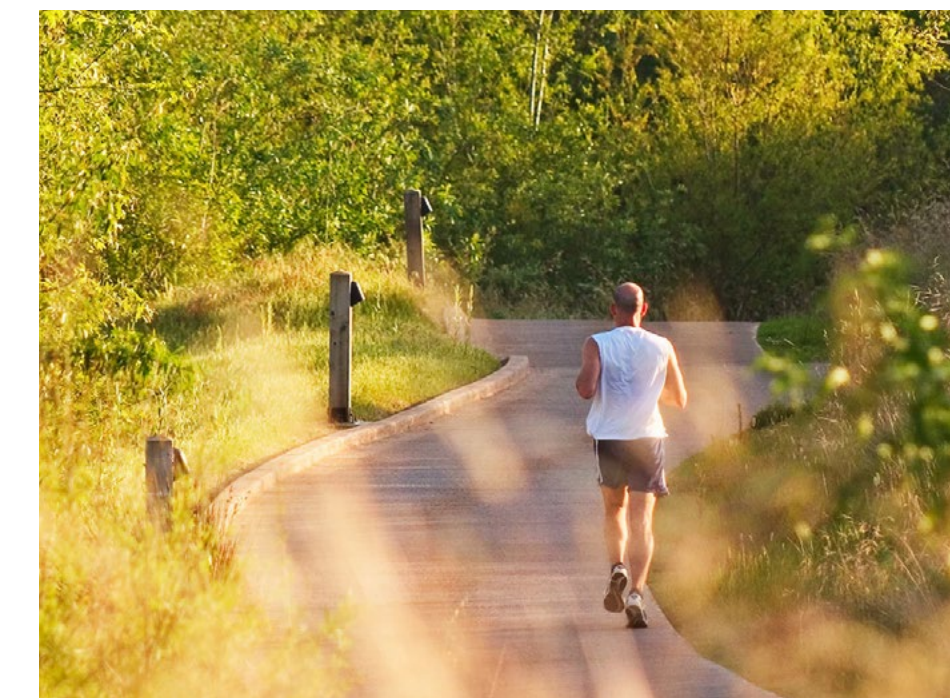
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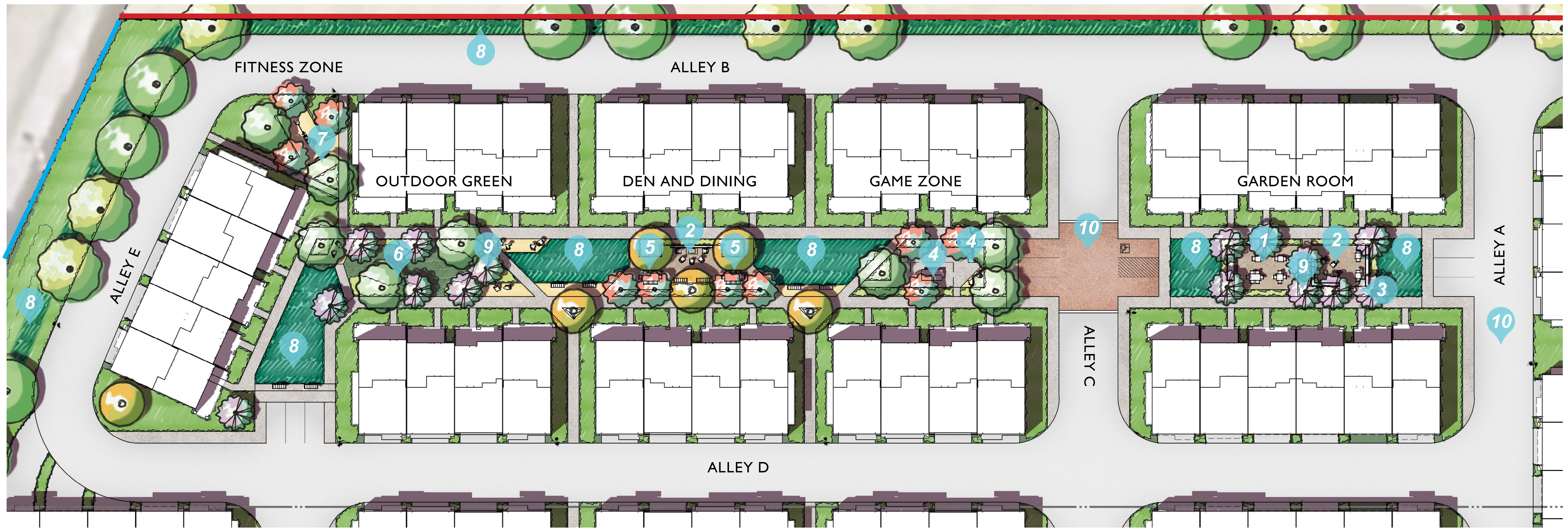


0 40' 80' 160'



- 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

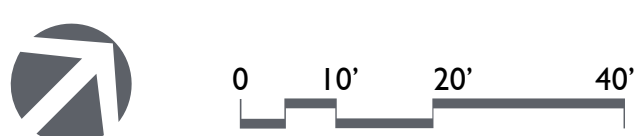
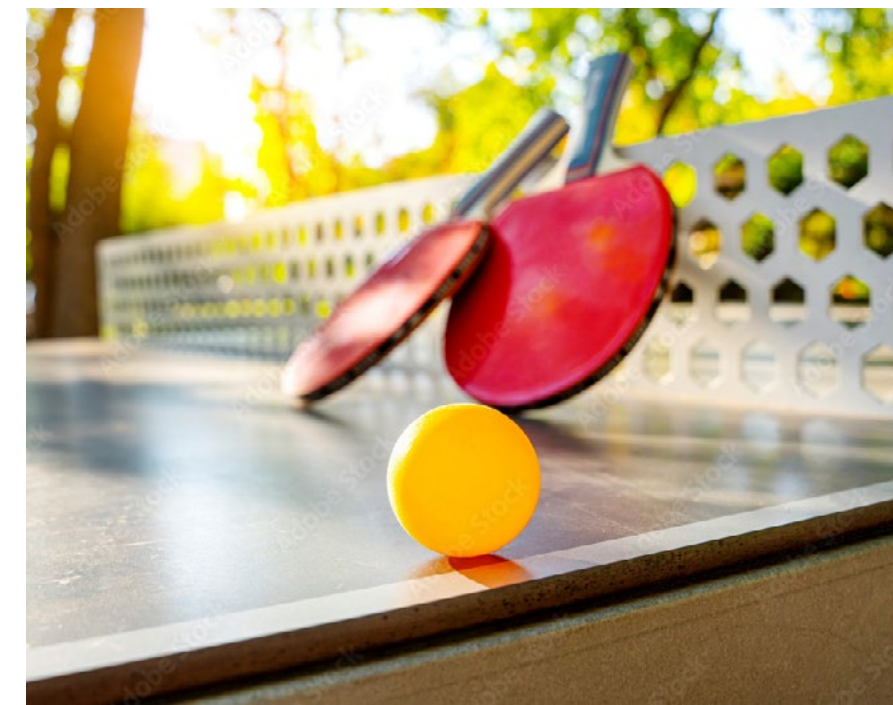
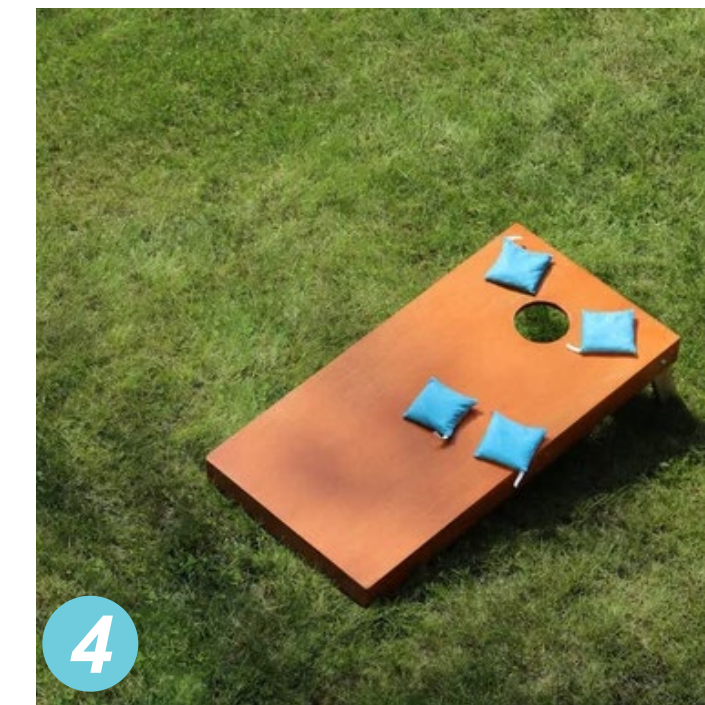


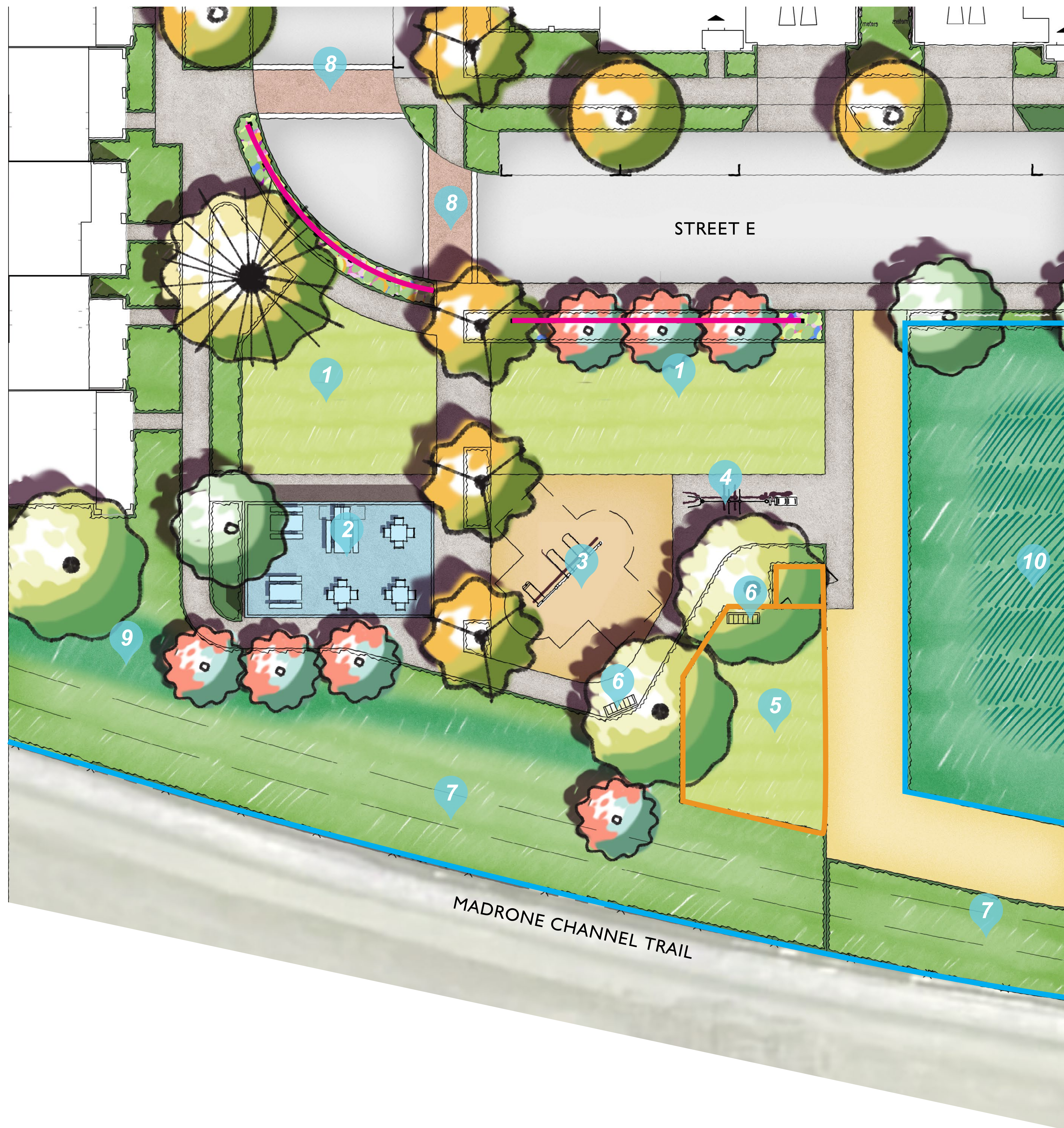


- 1 Outdoor Seating
- 2 Fire Element
- 3 Community Library
- 4 Game Tables
- 5 Picnic Tables
- 6 Putting Green
- 7 Exercise Zone (for 5 people)
- 8 Storm Water Planting
- 9 Paseo Planting
- 10 Stamped Asphalt

— CMU Wall

— Metal View Fence

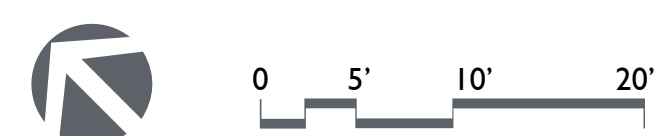
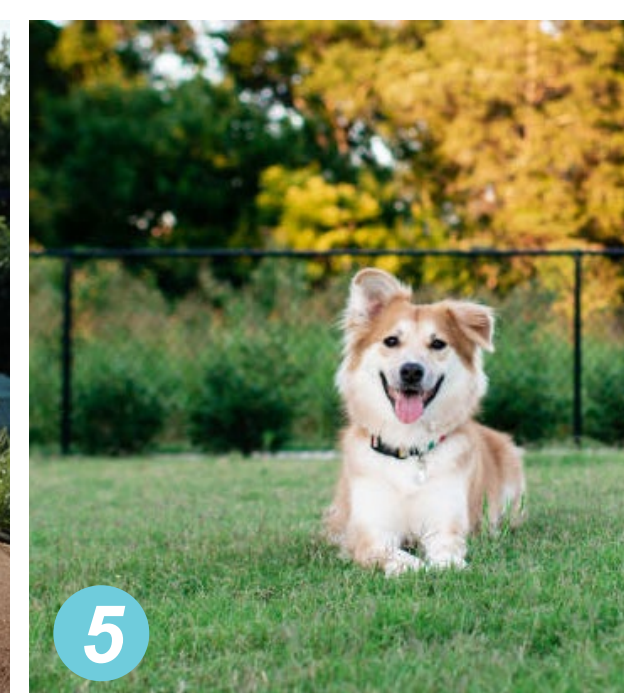
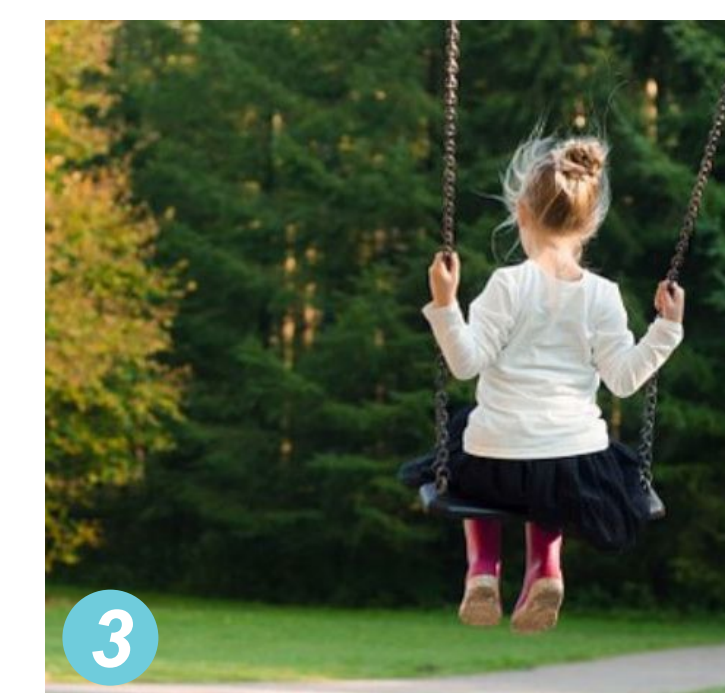


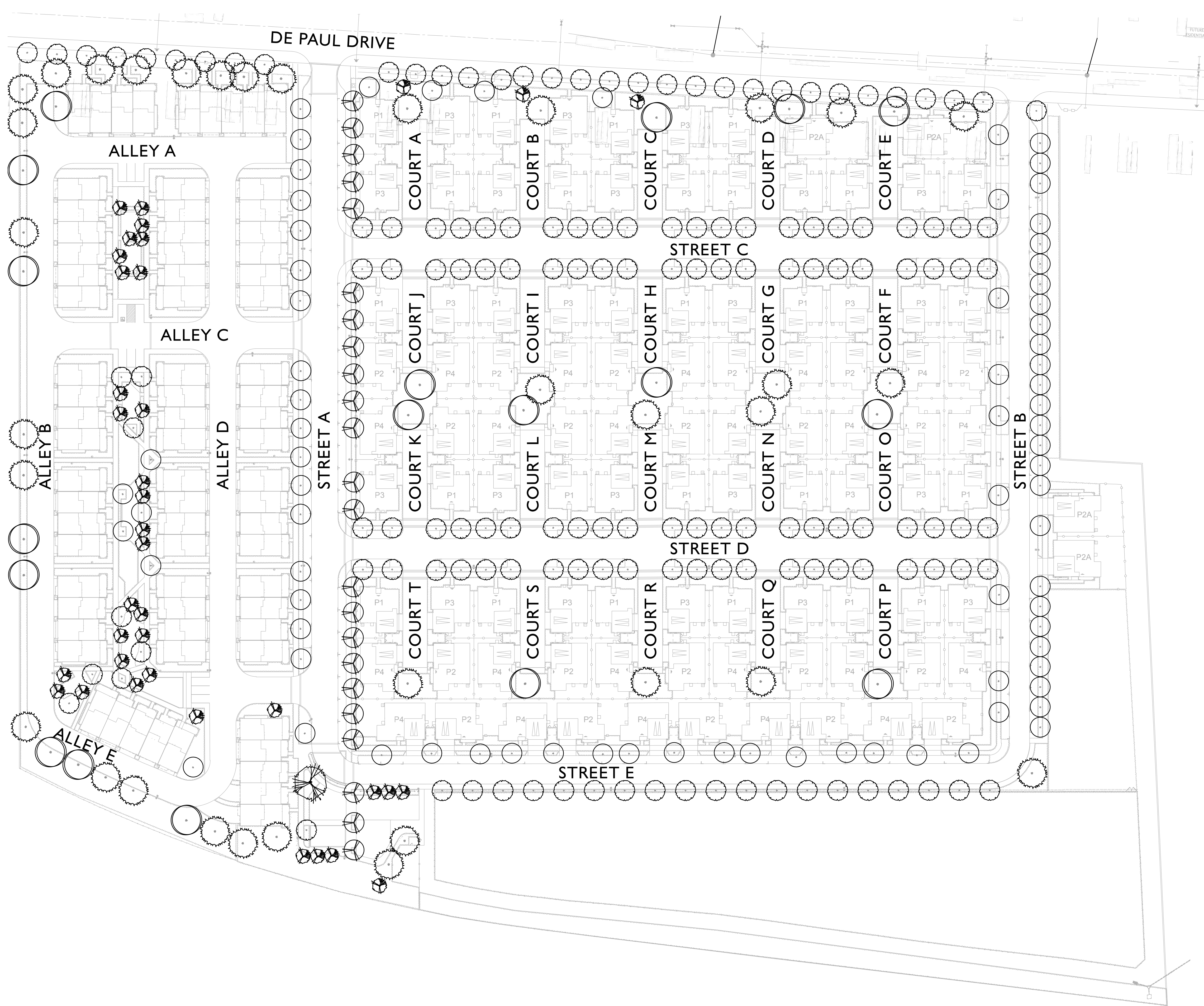


- 1 Flexible Recreation Lawn
- 2 Picnic Zone with Trellis
- 3 Play Zone (2-5, 5-12)
- 4 Fitness Station
- 5 Dog Park

- 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



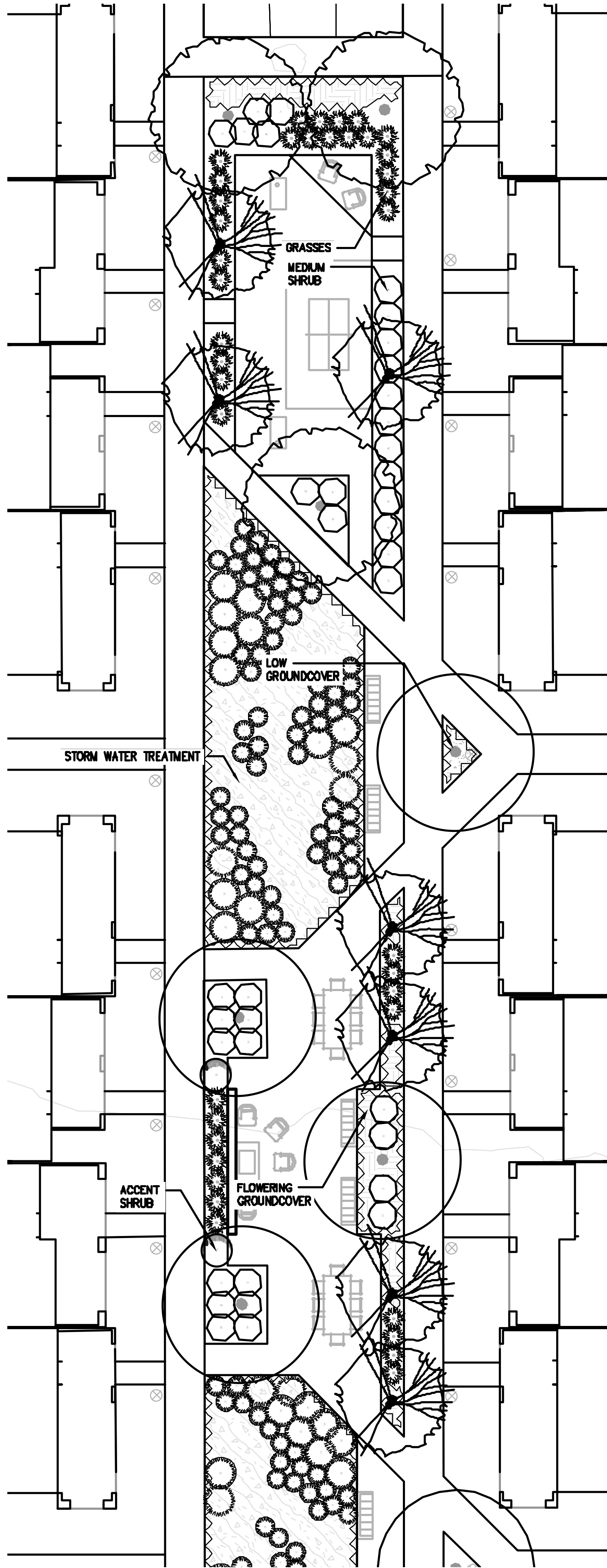
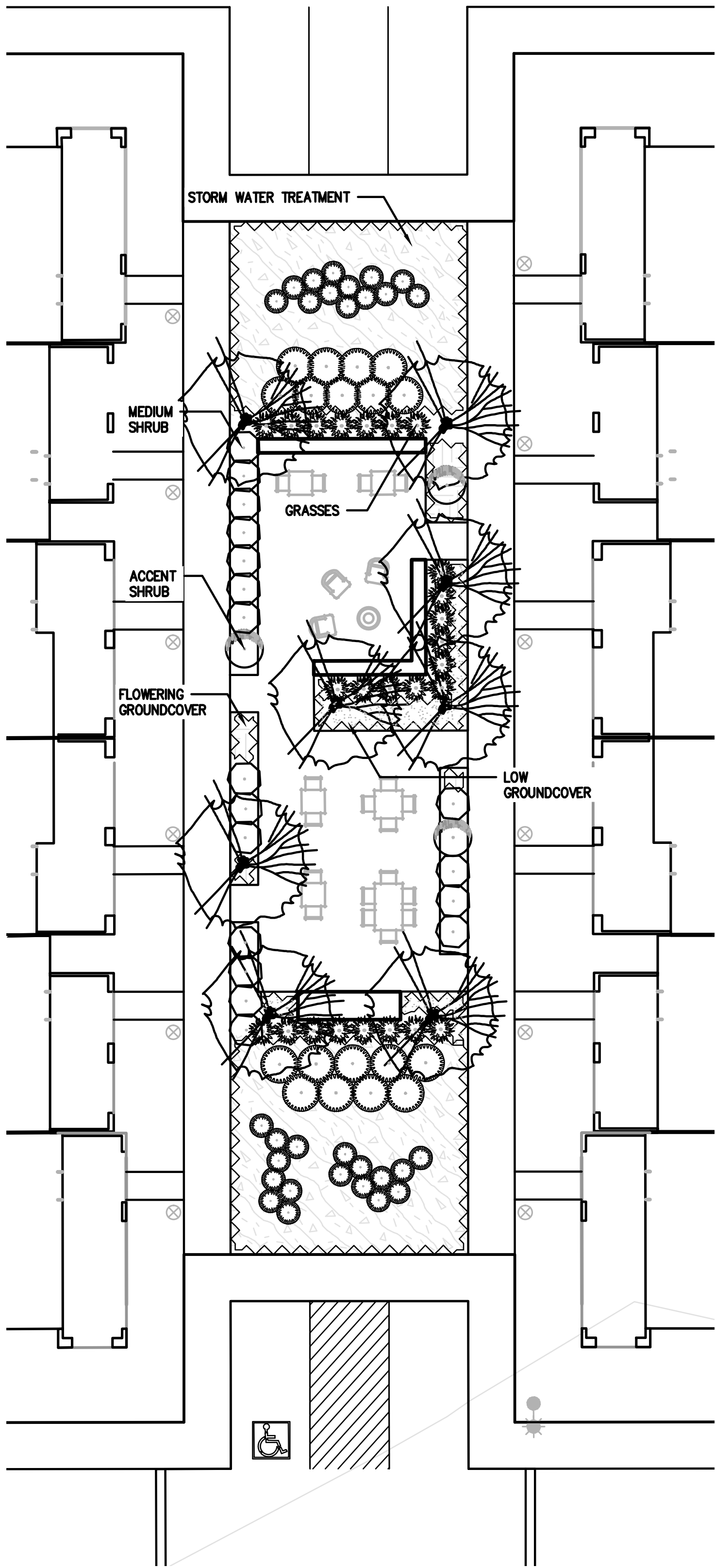


TREE LIST

BOTANICAL NAME	COMMON NAME	SIZE
ACCENT TREES CERIS OCCIDENTALIS CHILOPSIS LINEARIS 'MONHEWS'	WESTERN REDBUD MULTI-TRUNK TIMELESS BEAUTY® DESERT WILLOW	15 GAL (MULTI-TRUNK) 15 GAL/24" BOX
SHADE TREES QUERCUS AGRIFFOLIA 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' CELTIS SINENSIS GINKGO 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



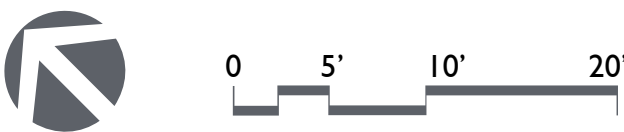
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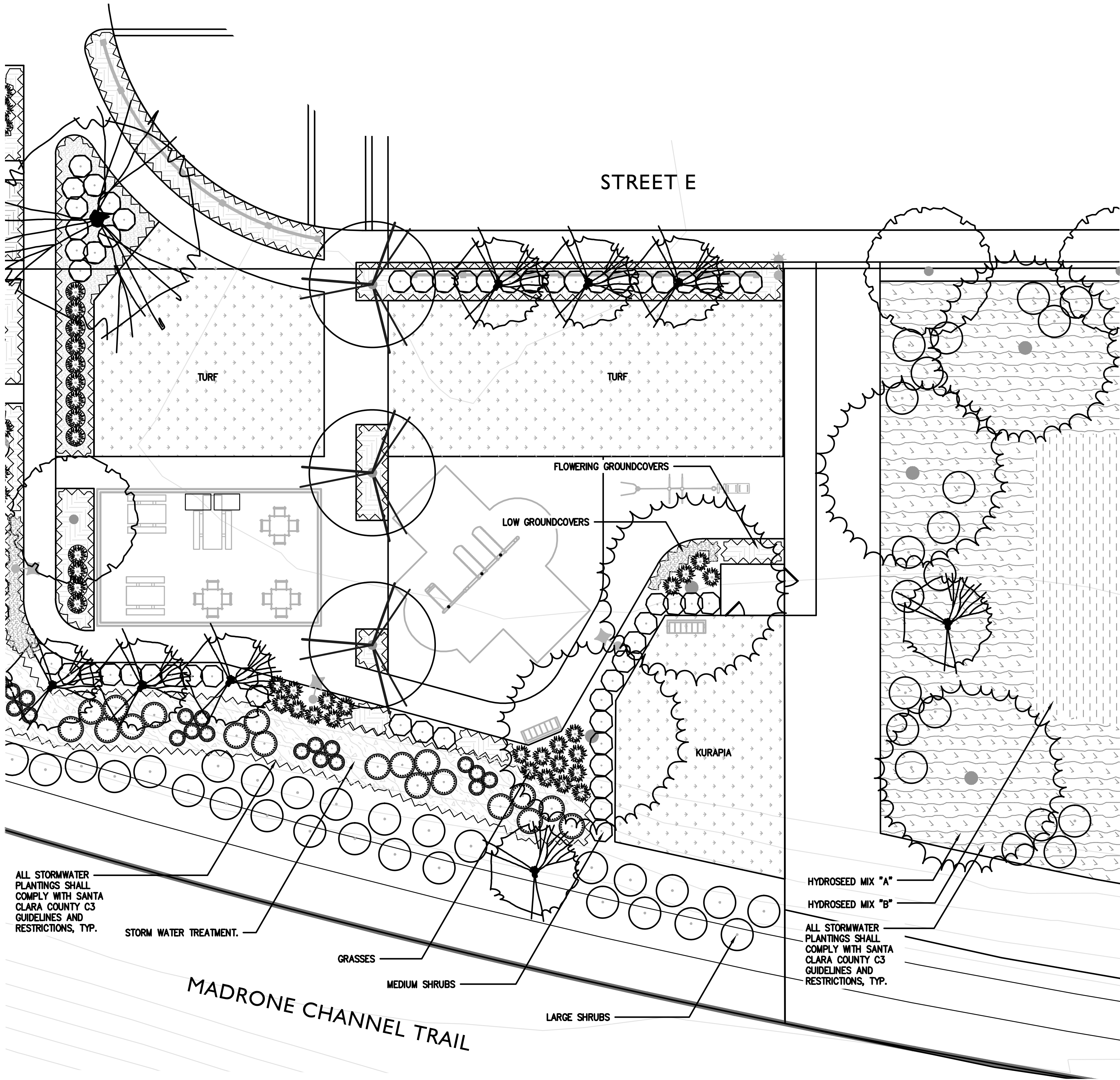


PLANT SCHEDULE

BOTANICAL NAME	COMMON NAME	WATER USE	WIDTH/HEIGHT
ACCENT SHRUBS			
AGAVE SPP.	AGAVE	L (WUCOLS IV)	4'x4'
ALOE 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			
BOUTELOUA GRACILIS	BLUE GRAMA GRASS	L (WUCOLS IV)	2.5'x2.5'
CHONDROPETALUM 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			
ARBUS UNEDO 'COMPACTA'	COMPACT STRAWBERRY TREE	L (WUCOLS IV)	4'x8'
DODONAEA VISCOSEA	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'
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'
XYLOSMA CONGESTUM	SHINY XYLOSMA	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'
DIELES SPP.	FORTNIGHT LILY	L (WUCOLS IV)	2.5'x3'
GREVILLEA X 'NOELLII'	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 FAASSENII	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'
RHAPHIOLEPIS INDICA	INDIAN HAWTHORN	L (WUCOLS IV)	4'x4'
SALVIA SPP.	SAGE	L (WUCOLS IV)	4'x4'
TEUCRIUM FRUTICANS	BUSH GERMANDER	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'
CHONDROPETALUM TECTORUM	SMALL CAPE RUSH	L (WUCOLS IV)	3.5'x3.5'
DISSCHAMPSIA CESPITOSA	TUFTED HAIR GRASS	L (WUCOLS IV)	2'x2'
ERIOGONUM 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'
LIOMNIUM 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 FAASSENII	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 FUSCHIA	L (WUCOLS IV)	4'x2'
EPILOBIUM CANUM 'SCHIEFFELIN'S CHOICE'	SCHIEFFELIN'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	KINKINNICK	L (WUCOLS IV)	4'x1'
ARCTOSTAPHYLOS X 'PACIFIC MIST'	PACIFIC MIST MANZANITA	L (WUCOLS IV)	4'x1'
CEANOTHUS GRISSEUS	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.

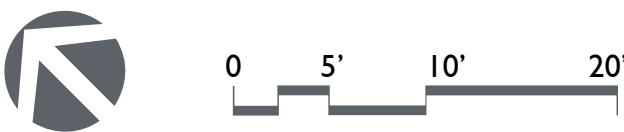


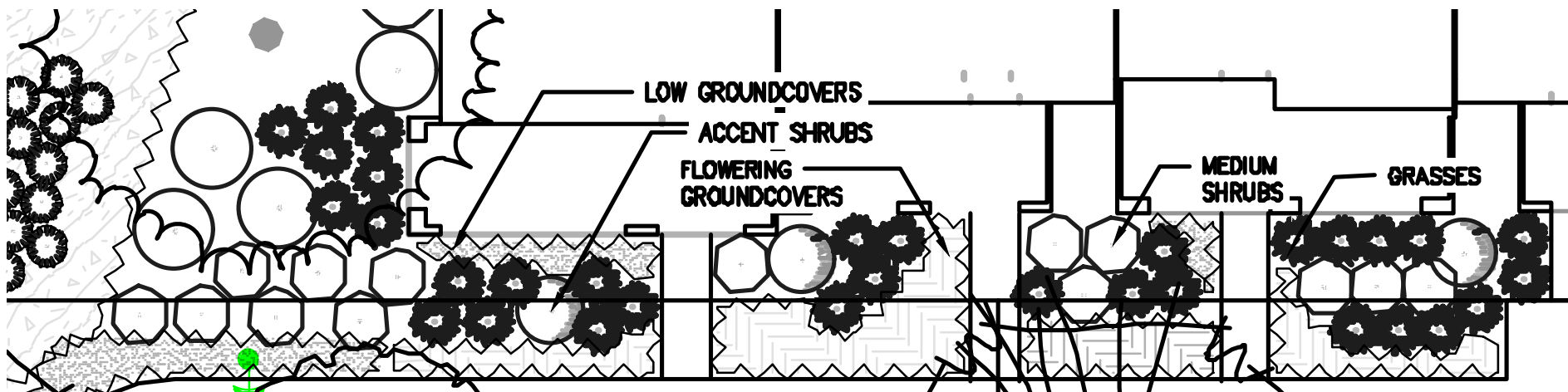


PLANT SCHEDULE

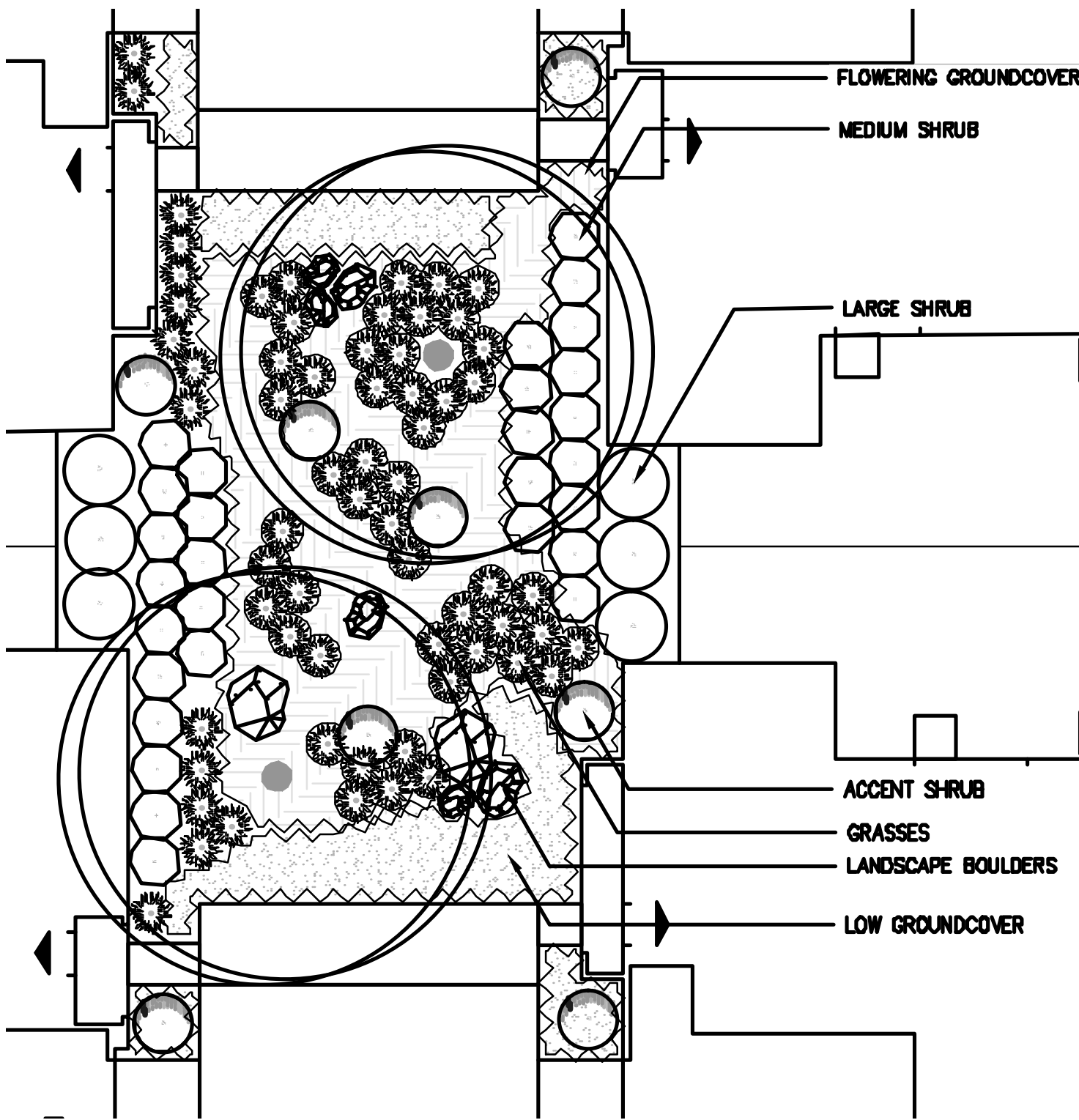
BOTANICAL NAME	COMMON NAME	WATER USE	WIDTH/HEIGHT
ACCENT SHRUBS			
AGAVE SPP.	AGAVE	L (WUCOLS IV)	4'x4'
ALOE STRIATA	CORAL ALOE	L (WUCOLS IV)	1.5'x3'
BULBINE FRUTESCENS	BULBINE	L (WUCOLS IV)	3'x1'
COREOPSIS SPP.	COREOPSIS	L (WUCOLS IV)	2'x2'
DASYLIRION WHEELERI	GREY DESERT SPOON	VL (WUCOLS IV)	5'x5'
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			
BOUTELOUA GRACIOS	BLUE GRAMA GRASS	L (WUCOLS IV)	2.5'x2.5'
CHONDROPETALUM TECTORUM	SMALL CAPE RUSH	L (WUCOLS IV)	3.5'x3.5'
FESTUCA SPP.	FESQUE	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'
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RHAMNUS ALATERNUS	ITALIAN BUCKTHORN	L (WUCOLS IV)	6'x12'
RHAMNUS CALIFORNICA	CALIFORNIA COFFEEBERRY	L (WUCOLS IV)	6'x6'
XYLOSMA CONGESTUM	SHINY XYLOSMA	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'
DIELES SPP.	FORTNIGHT 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 FAASSENII	CATMINT	L (WUCOLS IV)	3'x2'
OLEA EUROPAEA 'MONTRA'	LITTLE OLLIE@OLIVE	VL (WUCOLS IV)	4'x4'
PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	L (WUCOLS IV)	3'x4'
RHAPHIOLEPIS INDICA	INDIAN HAWTHORN	L (WUCOLS IV)	4'x4'
SALVIA SPP.	SAGE	L (WUCOLS IV)	4'x4'
TEUCRIUM FRUTICANS	BUSH GERMANDER	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'
CHONDROPETALUM TECTORUM	SMALL CAPE RUSH	L (WUCOLS IV)	3.5'x3.5'
DESCHAMPSIA GESPITOSA	TUFTED HAIR GRASS	L (WUCOLS IV)	2'x2'
ERIOGONUM FASCIULATUM	CALIFORNIA BUCKWHEAT	L (WUCOLS IV)	3.5'x3.5'
FESTUCA CALIFORNICA	CALIFORNIA FESQUE	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	VL (WUCOLS IV)	4'x4'
NEPETA X FAASSENII	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'
EPILOBIUM CANUM 'SCHEFFELIN'S CHOICE'	SCHEFFELIN'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-URS	KINNIKINNICK	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.

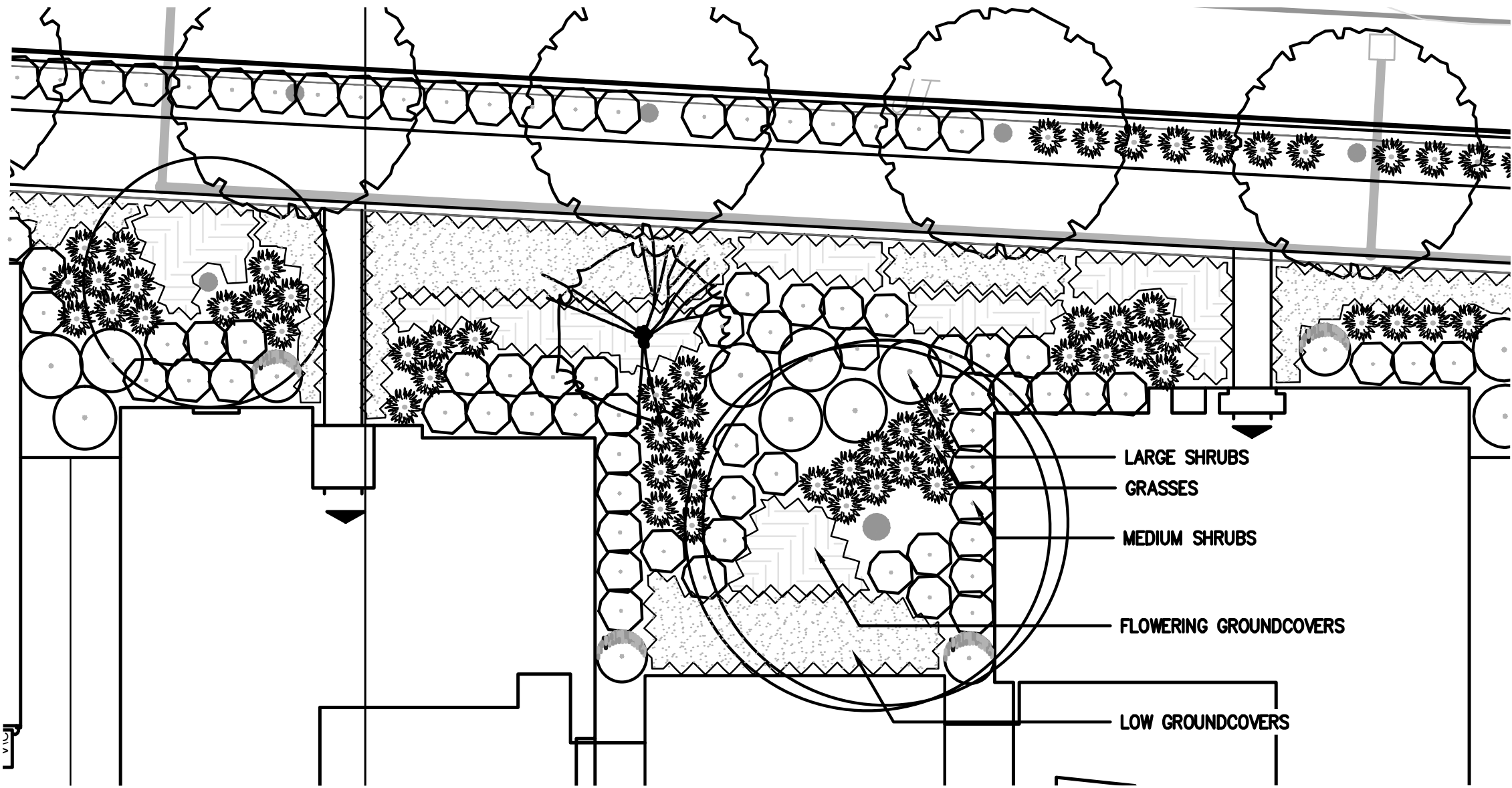




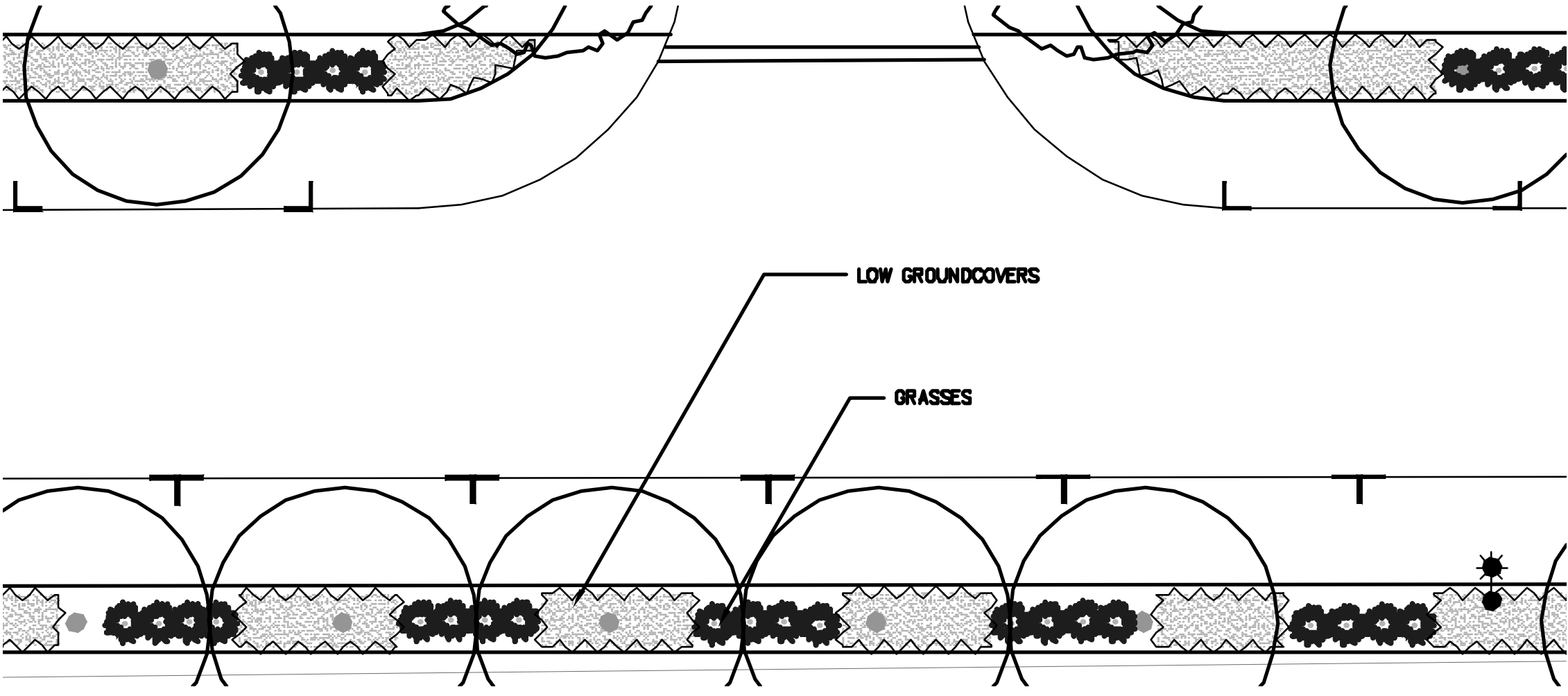
TOWNHOME FRONT YARD PLANTING



TYPICAL QUAD PACK PLANTING



SINGLE FAMILY HOMES: DEPAUL FRONTAGE PLANTING



TYPICAL STREET PLANTING

PLANT SCHEDULE

BOTANICAL NAME	COMMON NAME	WATER USE	WIDTH/HEIGHT
ACCENT SHRUBS			
AGAVE SPP.	AGAVE	L (WUCOLS IV)	4'x4'
ALOE 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	VL (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			
BOUTELOUA GRACILIS	BLUE GRAMA GRASS	L (WUCOLS IV)	2.5'x2.5'
CHONDROPETALUM 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.	MUHLIY 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'
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'
XYLOSMA CONGESTUM	SHINY XYLOSMA	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'
DITES SPP.	FORTNIGHT 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 FAASSENII	CATMINT	L (WUCOLS IV)	3'x2'
OLEA EUROPAEA 'MONTRA'	LITTLE OLLIE@OLIVE	VL (WUCOLS IV)	4'x4'
PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	L (WUCOLS IV)	3'x4'
RHAPHIOLEPIS INDICA	INDIAN HAWTHORN	L (WUCOLS IV)	4'x4'
SALVIA SPP.	SAGE	L (WUCOLS IV)	4'x4'
TEUCRIUM FRUTICANS	BUSH GERMANDER	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'
CHONDROPETALUM TECTORUM	SMALL CAPE RUSH	L (WUCOLS IV)	3.5'x3.5'
DESCHAMPSIA GESPITOSA	TUFTED HAIR GRASS	L (WUCOLS IV)	2'x2'
ERIOGONUM 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	VL (WUCOLS IV)	4'x4'
NEPETA X FAASSENII	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 FUCHSIA	L (WUCOLS IV)	4'x2'
EPILOBIUM CANUM 'SCHEFFELIN'S CHOICE'	SCHIEFFELIN'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	KINKKINNICK	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'

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TREES



Acer rubrum 'Columnare'
Columnar Red Maple



Acer x Freemanii 'Jeffersred'
Autumn Blaze Freeman Maple



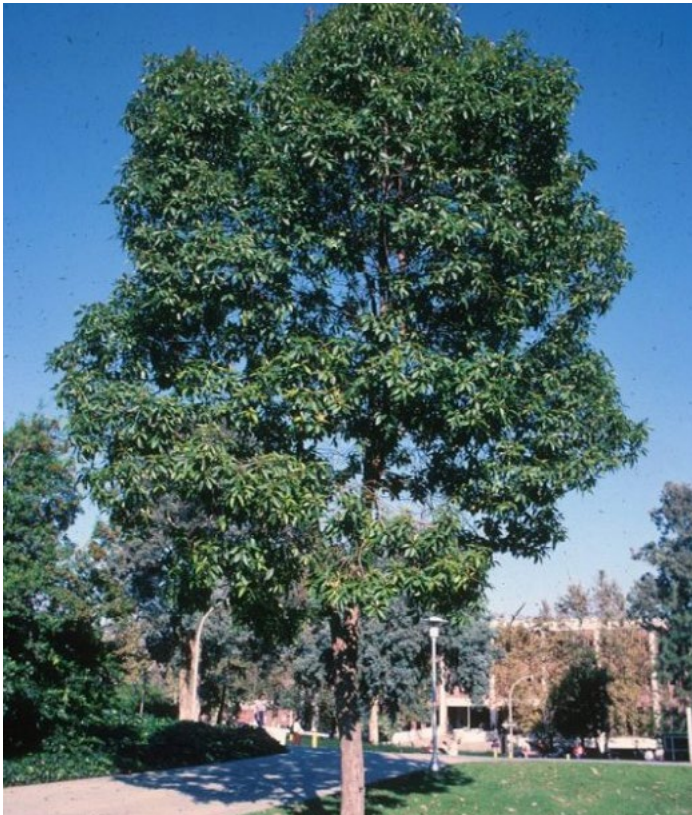
Cercis occidentalis
Western Redbud



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

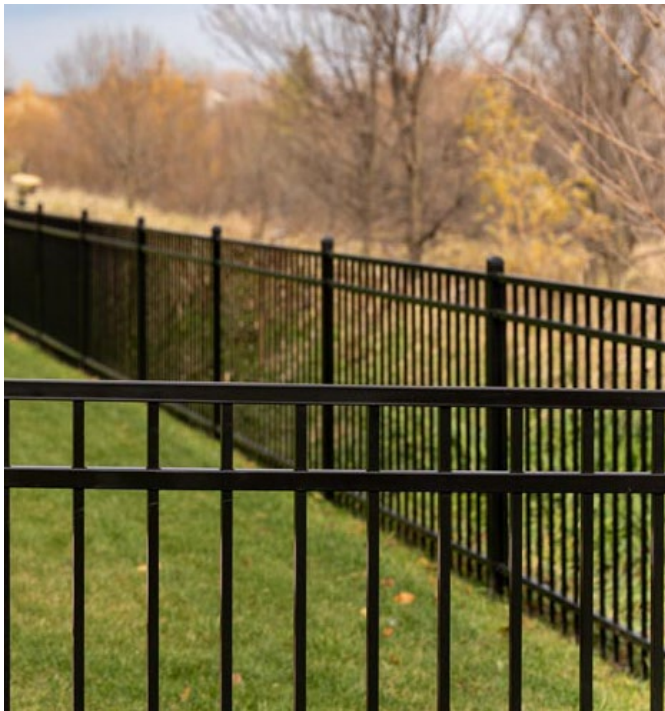


Corkeen



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

BOTANICAL NAME	COMMON NAME	WATER USE	WIDTH/HEIGHT
ACCENT SHRUBS			
AGAVE SPP.	AGAVE	L (WUCOLS IV)	4'X4'
ALOE 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'
DASYLIRON WHEELERI	GREY DESERT SPOON	VL (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 CHAMAEDRYIS	GERMANDER	L (WUCOLS IV)	3'X2'
VERBENA SPP.	VERBENA	L (WUCOLS IV)	3.5'X3'
GRASSES			
BOUTELOUA GRACILIS	BLUE GRAMA GRASS	L (WUCOLS IV)	2.5'X2.5'
CHONDROPETALUM 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'
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'
XYLOSMA CONGESTUM	SHINY XYLOSMA	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'
DIELES SPP.	FORTNIGHT LILY	L (WUCOLS IV)	2.5'X3'
GREVILLEA X 'NOELLI'	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 FAASSENII	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'
RHAPHIOLEPIS INDICA	INDIAN HAWTHORN	L (WUCOLS IV)	4'X4'
SALVIA SPP.	SAGE	L (WUCOLS IV)	4'X4'
TEUCRIUM FRUTICANS	BUSH GERMANDER	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'
CHONDROPETALUM TECTORUM	SMALL CAPE RUSH	L (WUCOLS IV)	3.5'X3.5'
DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS	L (WUCOLS IV)	2'X2'
ERIOGONUM 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	VL (WUCOLS IV)	4'X4'
NEPETA X FAASSENII	CATMINT	VL (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 GROUND COVER			
ACHILLEA MILLEFOLIUM	COMMON YARROW	L (WUCOLS IV)	3'X2'
CORREA SPP.	AUSTRALIAN FUSCHIA	L (WUCOLS IV)	4'X2'
EPILOBIUM CANUM 'SCHEFFELIN'S CHOICE'	SCHEFFELIN'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 GROUND COVER			
ACACIA REDOLENS 'LOW BOY'	LOW BOY BANK CATCLAW	L (WUCOLS IV)	6'X2'
ARCTOSTAPHYLOS UVA-URSI	KINKINNICK	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.

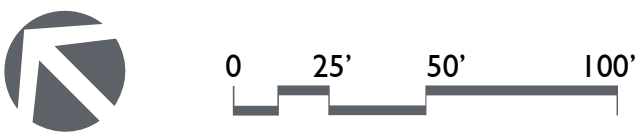


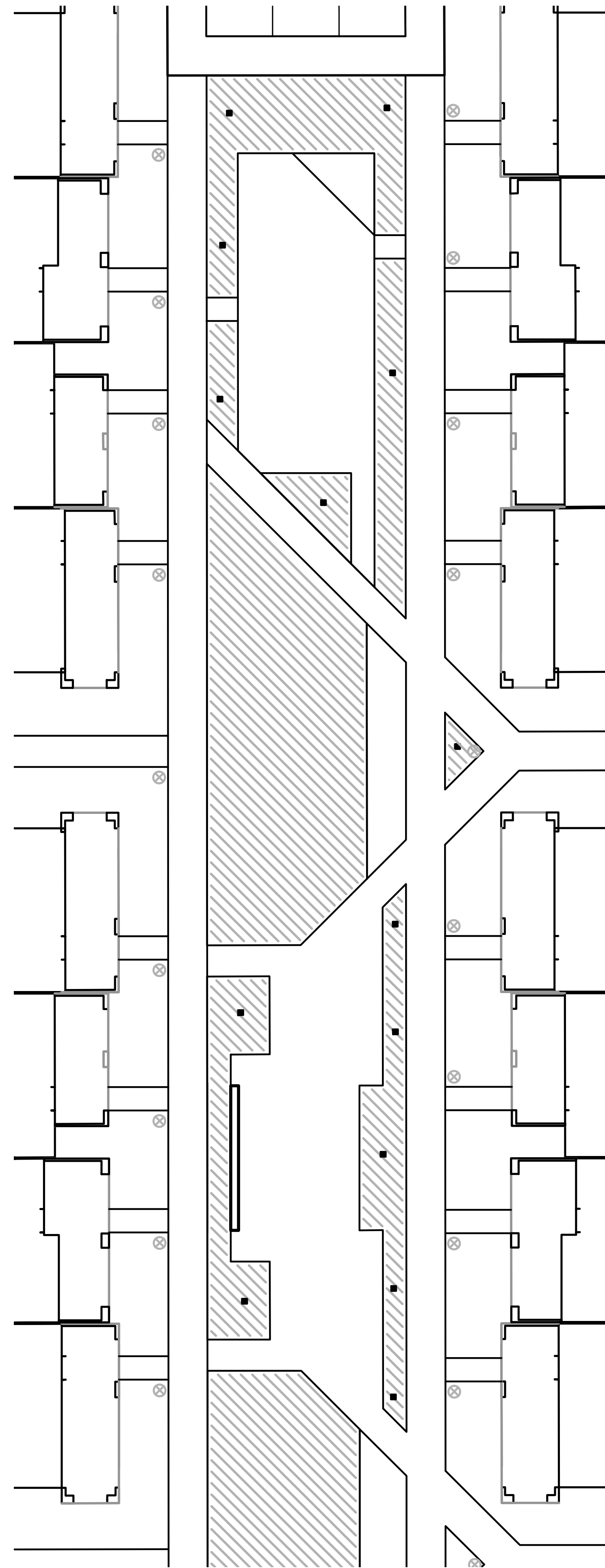
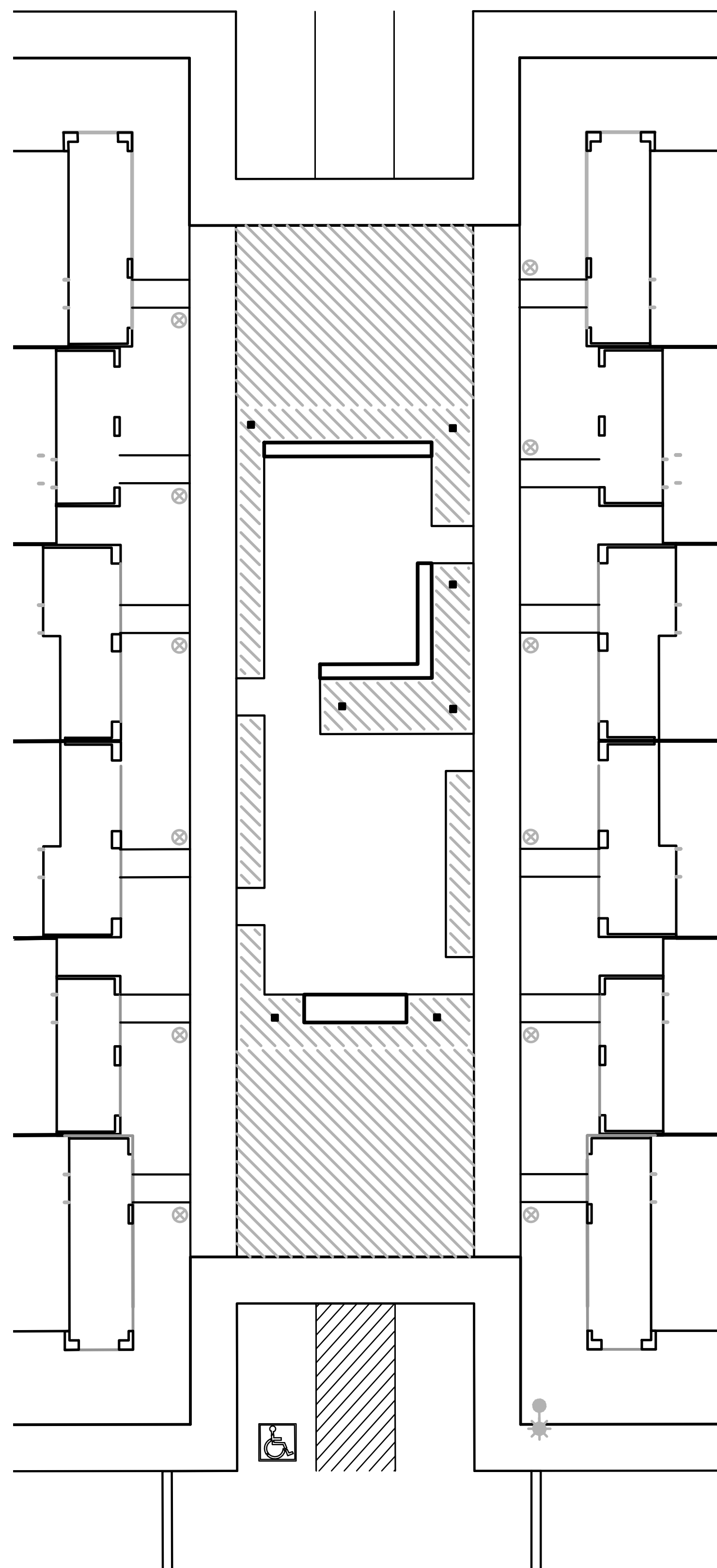
HYDROZONE LEGEND:

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

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

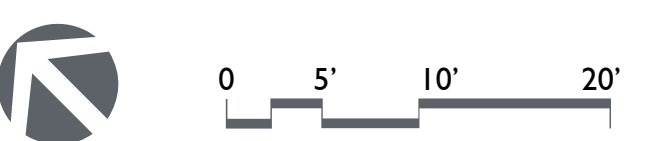
Total Landscape Area (sf)	283,290	KL	Landscape Coefficient	Eto	Referenced Evapotranspiration Rate ET Adjustment factor Total Landscape area Conversion factor to gallons Special Landscape Area					
Special Landscape Area (SLA)	2,589	Ks	Species Factor	ETAF						
Historical Eto for project city	49.5	Kd	Density Factor	LA						
Turf Rotor Efficiency	0.75	Kmc	Microclimate Factor	0.62						
Flood bubbler Irrigation Efficiency	0.81	IE	Irrigation Efficiency	SLA						
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)										
	Eto	Conversion	ETAF	LA	(1-ETAF)	SLA	Gallons per year			
Total landscape area	49.5	0.62	0.55	283,290	0.45	5,245		4,854,230		
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 bubblers / 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

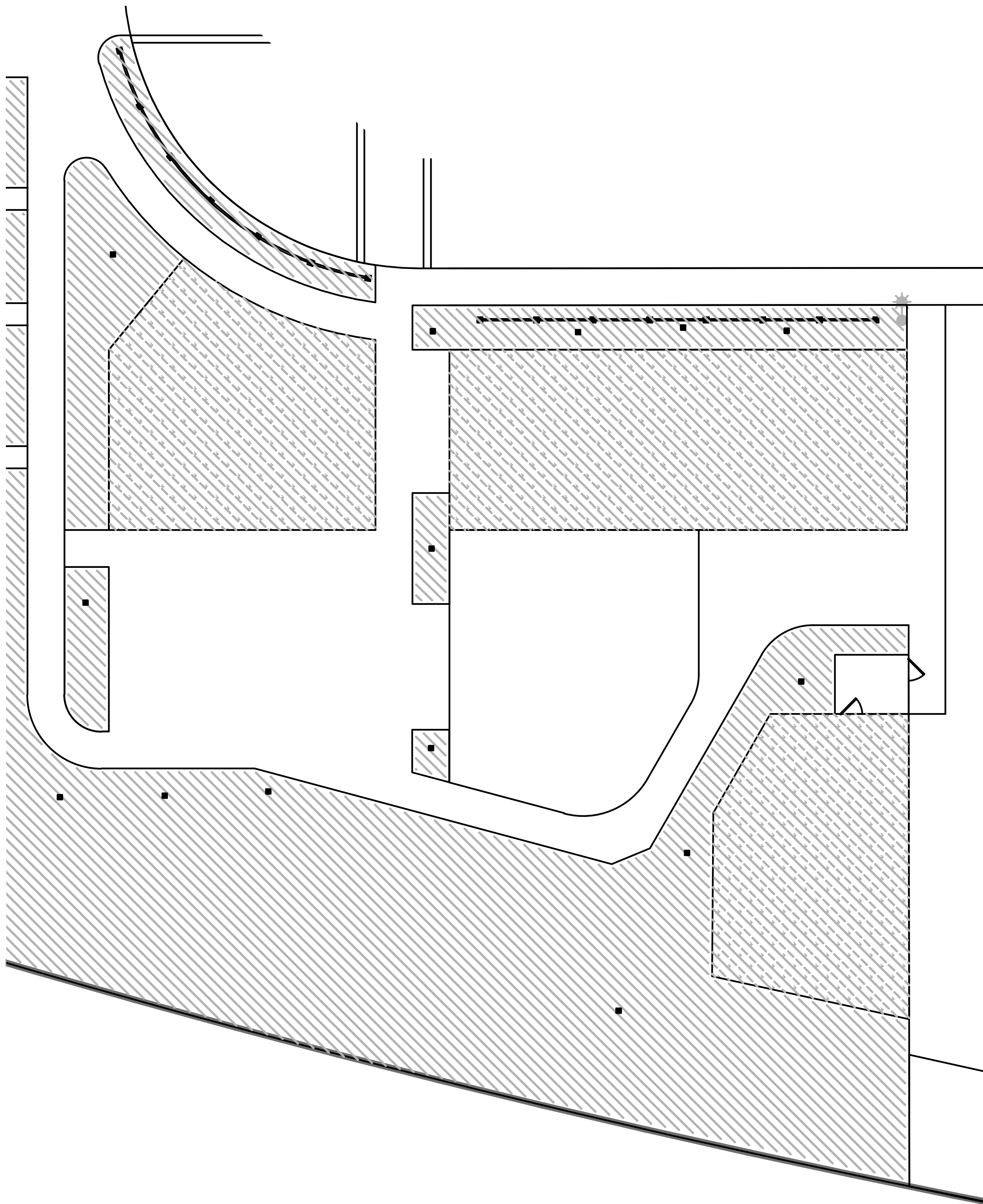
- BUBBLER ON RISER FOR TREES – INSTALL 2 BUBBLERS PER EACH TREE ON OPPOSITE SIDES OF ROOTBALL ON UPHILL SIDE OF TREE.
- ▨ IRRIGATION INSIDE DASHED OUTLINE AREA FOR SHRUB AND GROUNDCOVER: LOW FLOW DRIP LINE WITH COMPRESSION FITTINGS INSTALLED 4" COVER BELOW SOIL LEVEL. INSTALL DRIPLINE PER MFR SPECIFICATIONS
- ▨ 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



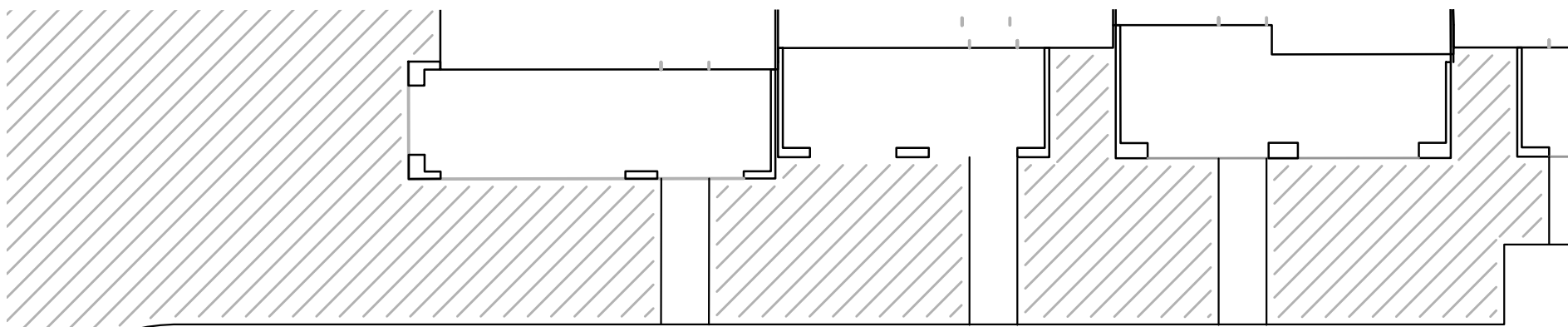
■ BUBBLER ON RISER FOR TREES – INSTALL 2 BUBBLERS PER EACH TREE ON OPPOSITE SIDES OF ROOTBALL ON UPHILL SIDE OF TREE.

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

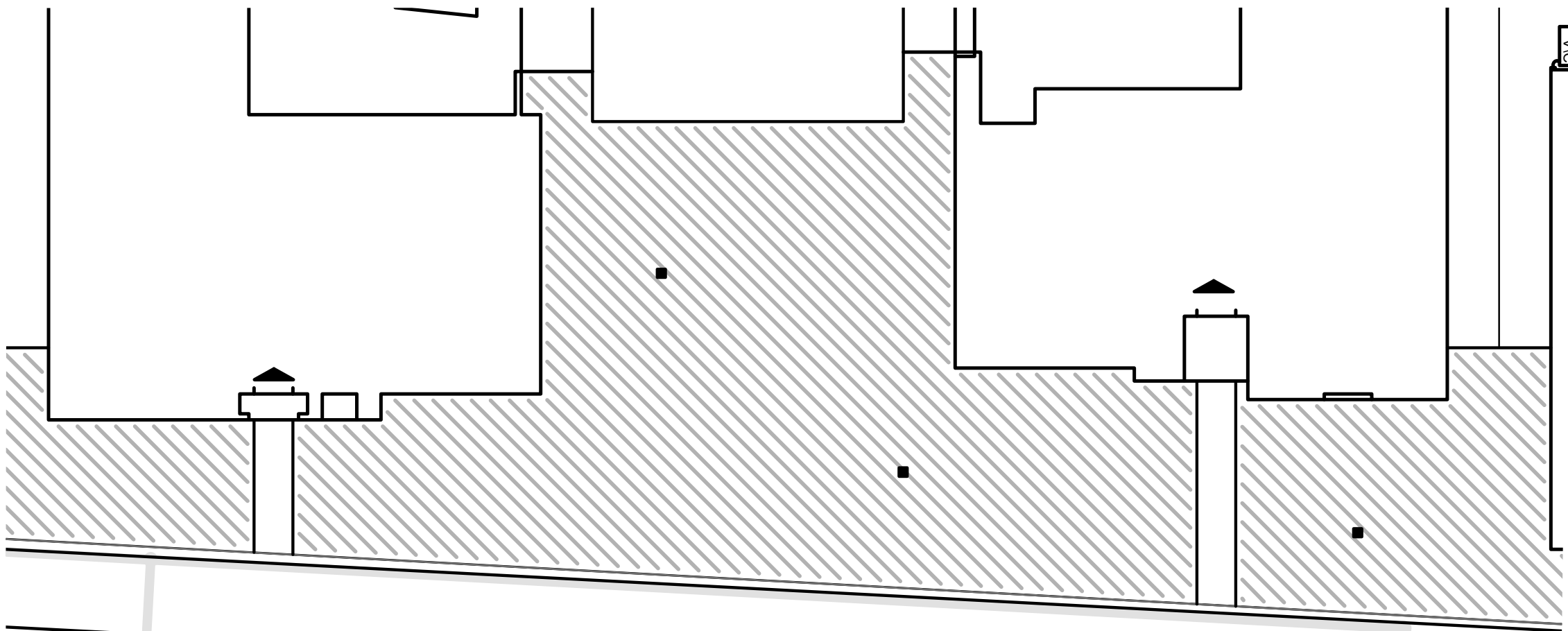
SUB-SURFACE IRRIGATION INSIDE DASHED OUTLINE AREA FOR TURF: LOW FLOW DRIP LINE WITH COMPRESSION FITTINGS INSTALLED 6-8" COVER BELOW SOIL LEVEL. INSTALL DRIPLINE PER MFR SPECIFICATIONS



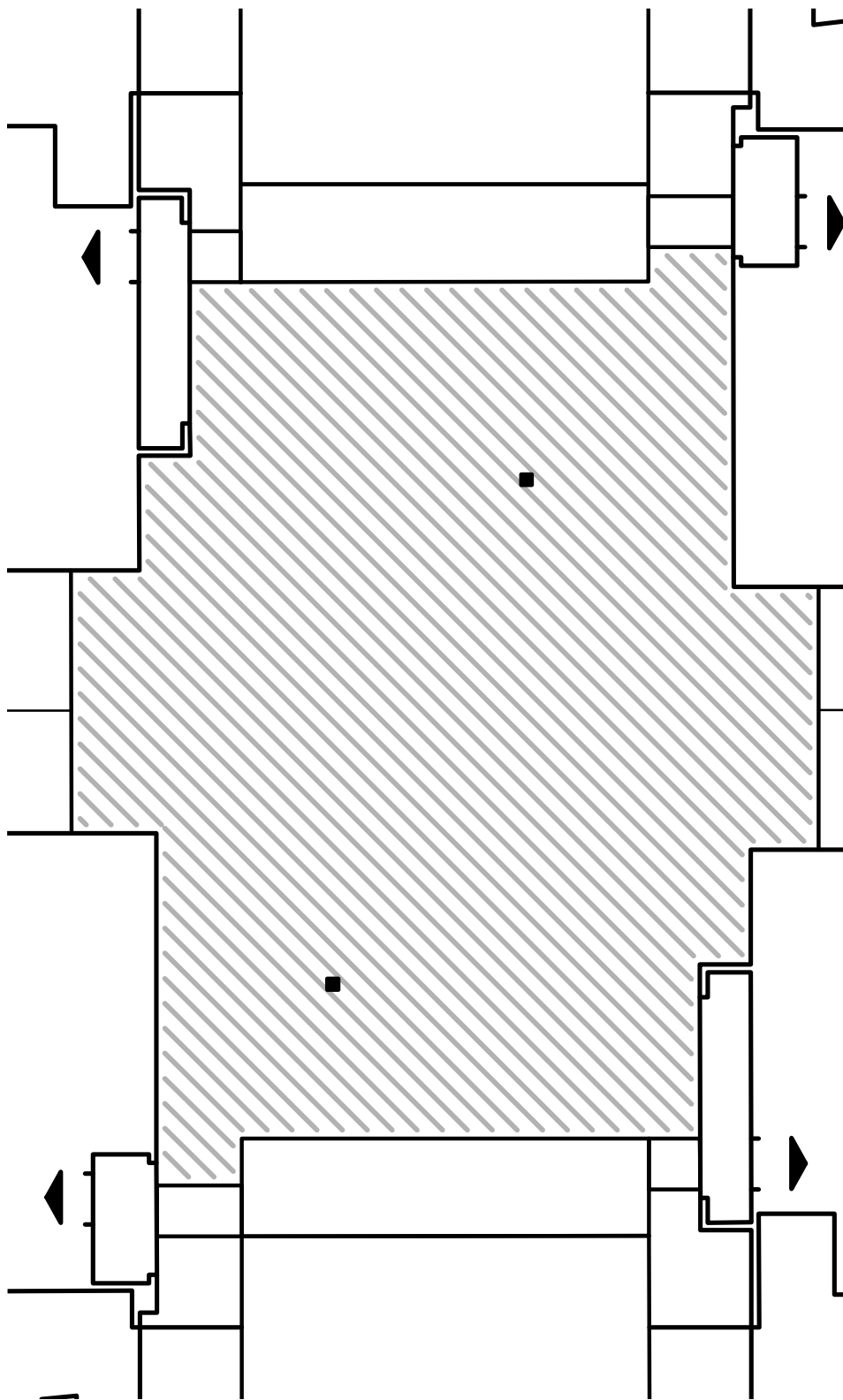
A step function graph with three steps of increasing height labeled 5', 10', and 20'.



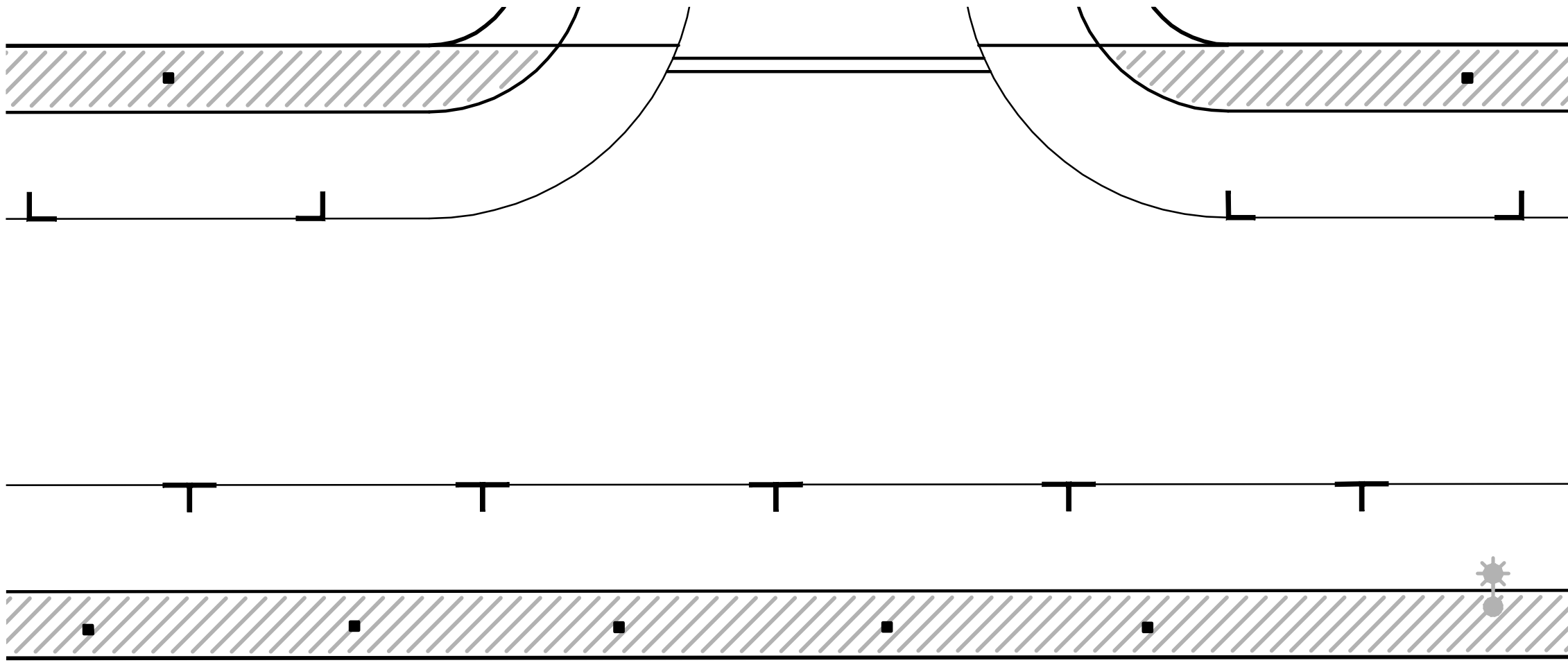
TOWNHOME FRONT YARD IRRIGATION



SINGLE FAMILY HOMES: DEPAUL FRONTAGE IRRIGATION



TYPICAL QUAD PACK IRRIGATION



TYPICAL STREET 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

