

NOTES:

1. ALL TREES SHALL BE PLANTED AND STAKED PER CITY STANDARDS, TREES IN VISION TRIANGLE SHALL BE PRUNED AT LEAST EIGHT FEET ABOVE THE ESTABLISHED GRADE OF THE CURB SO AS TO PROVIDE CLEAR VIEW BY MOTOR VEHICLE DRIVERS.
2. TREES BE PLANTED WITHIN 5' OF HARDSCAPE ELEMENTS, SHALL HAVE A LINEAR ROOT BARRIER INSTALLED ADJACENT TO THE HARDSCAPE ELEMENT AT TIME OF TREE PLANTING.
3. LANDSCAPE AND IRRIGATION SHALL COMPLY WITH CITY'S CURRENT WATER-EFFICIENT LANDSCAPE ORDINANCE.
4. ALL PLANTING AREAS SHALL BE AUTOMATICALLY IRRIGATED PER CITY STANDARDS, USING LOW-FLOW SPRAY, BUBBLERS OR DRIP METHODS.
5. ALL PLANTING AREAS SHALL BE MULCHED TO A MINIMUM DEPTH OF 3".
6. ALL MECHANICAL EQUIPMENT WILL BE SCREENED BY EITHER FENCE OR SHRUBS THROUGH PROJECT.

STONEY CREEK EAST: REFER TO SHEET L3 FOR SINGLE-FAMILY 'FOR RENT' DEVELOPMENT PLAN, SHEETS L5, L8, L15 & L16 FOR AREA ENLARGEMENTS

STONEY CREEK WEST: REFER TO SHEET L2 FOR SINGLE-FAMILY DEVELOPMENT PLAN, SHEET L4 FOR AREA ENLARGEMENTS, & SHEET L6 & L7 FOR TYPICAL PRODUCTION LANDSCAPE

CONCEPTUAL LANDSCAPE STATEMENT

REGIONAL AND MICRO-CLIMATE CONDITIONS, SOLAR ORIENTATION AND SOIL CONDITIONS WILL BE TAKEN INTO ACCOUNT WITH REGARDS TO PLANT SELECTION AND PLACEMENT. THE PLANT PALETTE PROVIDES MANY PLANTS WITH VARYING GROWTH HABITS, PREFERENCES AND TOLERANCES, SO SELECTION OF JUST THE RIGHT PLANT SHOULD NOT BE DIFFICULT. ALL PROPOSED SHRUBS AND GROUND COVER PLANTS ARE RATED AS LOW WATER USE TO PROMOTE THE DROUGHT TOLERANT DESIGN.

BY SPECIFYING PLANTS WHICH REQUIRE LITTLE TO NO PRUNING, THE GREEN WASTE WILL BE REDUCED. PLANTS SELECTED WILL COMPLEMENT THE ARCHITECTURE.

ENTRYWAYS AND PICTURE WINDOWS WILL BE FRAMED BY SPECIMEN SHRUBS AND NODES WILL HAVE ACCENT PLANTINGS. PLANT SPECIES WHICH ENHANCE THE ARCHITECTURAL ELEVATIONS SHALL BE USED. FOR EXAMPLE, NARROW UPRIGHT SHRUBS ARE PROPOSED AT THE SIDES OF THE GARAGE DOOR, TALLER SHRUBS WILL ALSO BE LOCATED AT SOLID BUILDING SURFACES AND FENCES, WHILE LOWER SHRUBS WILL BE LOCATED WHERE GROUND LEVEL WINDOWS AND ARCHITECTURAL FEATURES OCCUR, AND AT CORNERS TO MAINTAIN SITE LINE DISTANCES. A DIVERSE USE OF PLANT SPECIES WILL DISPLAY VARIOUS TEXTURES, FORMS, FOLIAGE COLOR, AND FLOWERS; WILL CREATE A BEAUTIFUL LANDSCAPE TO CONTRIBUTE AESTHETICALLY TO THE SURROUNDING NEIGHBORHOODS.

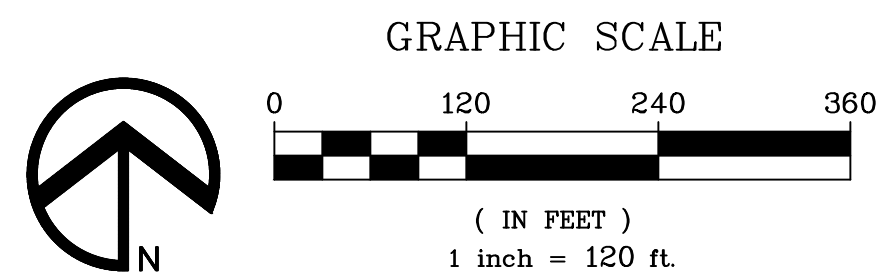
A MAJORITY OF TREE'S THROUGHOUT THE PROJECT ARE PLACED TO MINIMIZE BUILDING BULK AND MASS. THE TREES HAVE BEEN SELECTED TO HAVE NON-INVASIVE ROOT SYSTEMS, AND PLACED WITH ADEQUATE SETBACKS TO ENSURE NO CONFLICT WITH UTILITIES AND HARDSCAPE, OR CONFLICT WITH ANY SITE LINE DISTANCES. ROOT BARRIERS WILL BE INSTALLED ON ALL TREES NEAR PAVING AND UTILITIES. WHERE FEASIBLE, TREES HAVE BEEN PLACED TO MITIGATE SOLID BUILDING SURFACES AND FENCES.

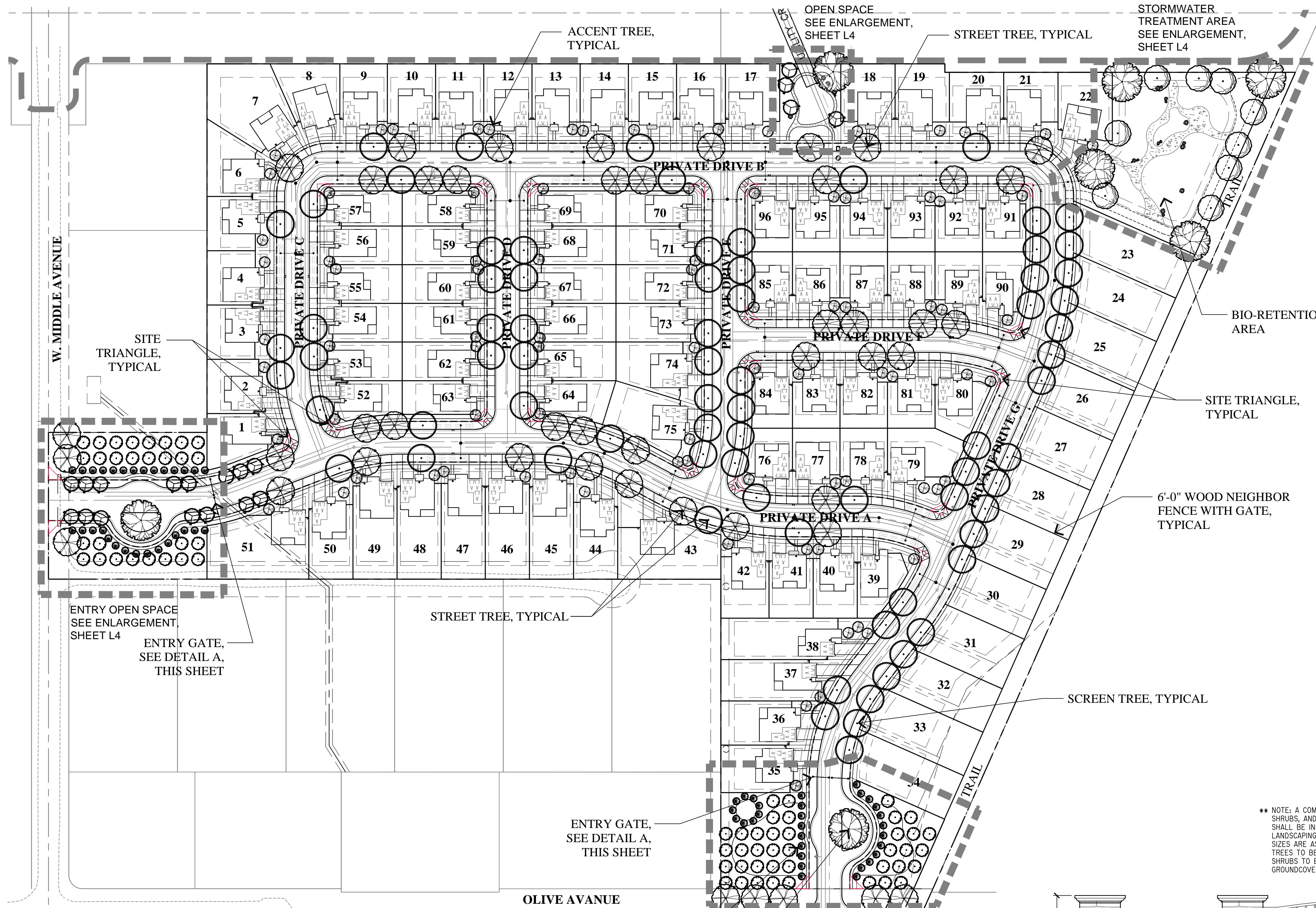
THE IRRIGATION SYSTEM WILL USE WEATHER-BASED CONTROLLERS TO CONSERVE THE USE OF WATER. THE PLANTING AREAS WILL BE IRRIGATED USING DRIP IRRIGATION METHODS. THE TREES WILL BE ON SEPARATE VALVES AND WILL BE IRRIGATED WITH BUBBLERS. SHRUBS WILL BE HYDROZONED ACCORDING TO THEIR WATER REQUIREMENTS AND MICROCLIMATES.

IT IS OUR INTENT TO SPECIFY IN THE LANDSCAPE CONSTRUCTION DOCUMENTS THE USE OF RECYCLED MATERIALS SUCH AS RECYCLED WOOD MULCH, INGREDIENTS WITHIN THE CONCRETE, FORMWORK, SITE FURNITURE, ETC. IT IS OUR INTENT TO STOCKPILE THE TOPSOIL FOR RE-USE, UNLESS SOIL TESTS DEEM THE SOIL INADEQUATE AND RECOMMEND IMPORTED SOIL. WE INTEND TO RECYCLE A MINIMUM OF 50% OF THE LANDSCAPE CONSTRUCTION AND GREEN WASTES.

PROPOSED PRELIMINARY TREE LEGEND

BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
STATEMENT TREES			
CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	24" BOX	LOW
OLEA E. 'SWAN HILL'	FRUITLESS OLIVE	24" BOX	LOW
SPECIMEN TREES			
QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	VERY LOW
PLATANUS A. 'COLUMBIA'	LONDON PLANE TREE	24" BOX	LOW
STREET TREES			
ACER RUBRUM 'OCTOBER GLORY'	RED MAPLE	24" BOX	MODERATE
CELTIS SINENSIS	CHINESE HACKBERRY	24" BOX	LOW
LAURUS 'SARATOGA'	SARATOGA LAUREL	24" BOX	LOW
LOPHOSTEMON CONFERTUS	BRISBANE BOX	24" BOX	MODERATE
PISTACHIA CHINENSIS	CHINESE PISTACHE	24" BOX	LOW
ULMUS PARVIFOLIA	CHINESE ELM	24" BOX	LOW
ACCENT TREES			
ARBUTUS 'MARINA'	MARINA MADRONE	15 GALLON	LOW
CERCIS OCCIDENTALIS	WESTERN REDBUD	15 GALLON	LOW
CHILOPSIS LINEARIS	DESERT WILLOW	15 GALLON	LOW
LAGERSTROEMIA INDICA	CRAPE MYRTLE	15 GALLON	LOW
OLEA E. 'SWAN HILL'	FRUITLESS OLIVE	15 GALLON	LOW
PRUNUS C. 'KRAUTER VESUVIUS'	PURPLE-LEAF PLUM	15 GALLON	LOW
PRUNUS ILICIFOLIA	HOLLYLEAF CHERRY	15 GALLON	LOW
ORCHARD TREES AT WASTEWATER TREATMENT SITE			
	ALL FRUIT BEARING SPECIES	15 GALLON	MEDIUM





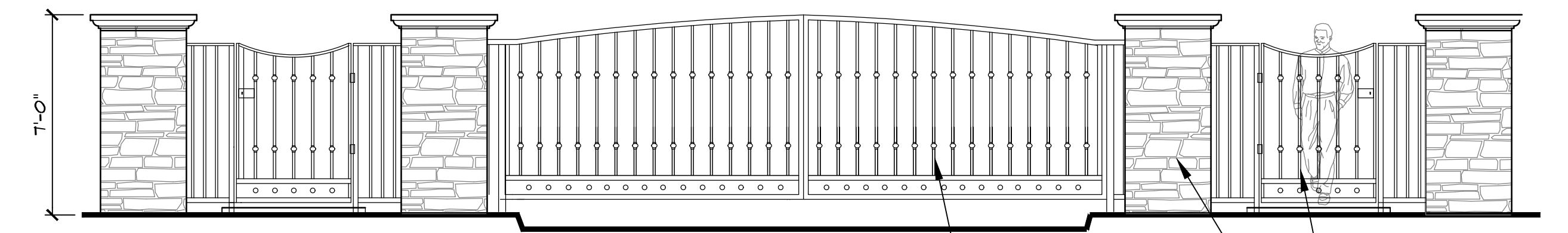
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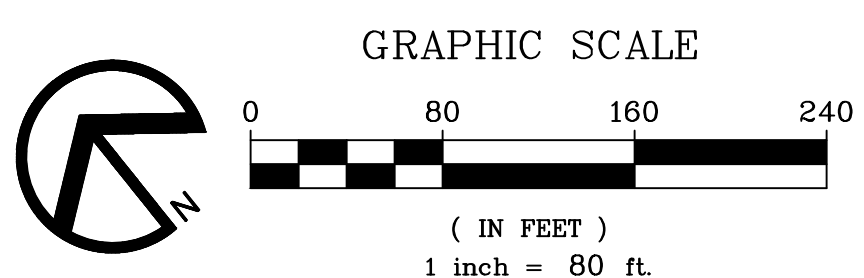
PRELIMINARY PLANT PALETTE

BOTANICAL NAME	COMMON NAME	WATER USE
SHRUBS & VINES		
ACACIA COGNATA 'COUSIN ITT'	COUSIN ITT ACACIA	LOW
ANIGONANTHOS 'BUSH PEARL'	PINK KANGAROO PAW	LOW
ANIGONANTHOS 'ORANGE CROSS'	ORANGE KANGAROO PAW	LOW
AGAVE ATTENUATA	FOX TAIL AGAVE	LOW
AGAVE X 'BLUE GLOW'	BLUE GLOW AGAVE	LOW
ARCTOSTAPHYLOS 'PACIFIC MIST'	PACIFIC MIST MANZANITA	LOW
BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLUE GRAMA	LOW
CAREX 'TUMULCOILA'	BERKELEY SEDGE	LOW
CHONDROPETALUM TECTORUM	CAPE RUSH	LOW
CISTUS SKANBERGII	PINK ROCKROSE	LOW
CORREA PULCHELLA 'IVORY BELLS'	AUSTRALIAN FUSCHIA	LOW
DIETES IRIDIODES	FORTNIGHT LILY	LOW
EUONYMUS MICROPHYLLUS	BOXLEAF EUONYMUS	LOW
FESTUCA GLAUCA 'ELUJAH BLUE'	BLUE FESCUE	LOW
GELSEMIUM SEMPERVIRENS	CAROLINA JESSAMINE	LOW
GREVILLEA 'NOELLII'	WOOLY GREVILLEA	LOW
HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	LOW
LANTANA 'CHAPEL HILL YELLOW'	CHAPEL HILL LANTANA	LOW
LANTANA CAMARA 'MARY ANN'	MARY ANN LANTANA	LOW
LAVANDULA A. 'MUNSTEAD'	MUNSTEAD LAVENDER	LOW
LEUCODENDRON 'SAFARI SUNSET'	SAFARI SUNSET CONEBUSH	LOW
LIMONIUM PEREZII	STATTICE	LOW
LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	LOW
LOMANDRA 'PLATINUM BEAUTY'	PLATINUM BEAUTY MAT RUSH	LOW
MUHLENBERGIA RIGENS	DEER GRASS	LOW
OLEA E. 'LITTLE OLLIE'	DWARF OLIVE	LOW
PLUMBAGO AURICULATA 'CAP PLUMBAGO'	CAPE PLUMBAGO	LOW
RHAPHIOLEPIS UMBELLATA 'MINOR'	YEDDO HAWTHORN	LOW
SALVIA MEXICANA 'LIMELIGHT'	MEXICAN SAGE	LOW
SENECIO SERPENS	BLUE CHALKSTICKS	LOW
STAGHYS BYZANTINA 'HELEN VON STEIN'	LAMB'S EAR	LOW
WESTRINGEA FRUTICOSA 'BLUE GEM'	BLUE GEM WESTRINGEA	LOW
WESTRINGEA FRUTICOSA 'GREY BOX'	GREY BOX WESTRINGEA	LOW
XYLOSMA C. 'COMPACTA'	COMPACT XYLOSMA	LOW
SHRUBS - DRAINAGE SWALE & BIO-SWALE AREAS		
ARCTOSTAPHYLOS D. 'PACIFIC MIST'	MANZANITA	LOW
ACHILLEA FILIPENDULINA	FERNLEAF YARROW	LOW
BACCHARIS PILULARIS	DWARF COYOTE BRUSH	LOW
CHONDROPETALUM TECTORUM	SMALL CAPE RUSH	LOW
CISTUS SKANBERGII	PINK ROCKROSE	LOW
LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	LOW
JUNCUS PATENS	COMMON RUSH	LOW
MUHLENBERGIA RIGENS	DEER GRASS	LOW
RHAMNUS CALIFORNICA 'EVE CASE'	COFFEEBERRY	LOW
VERBENA TENUISECTA	MOSS VERBENA	LOW
GROUNDCOVERS		
ARTENIA 'RED APPLE'	NO COMMON NAME	LOW
ARCTOSTAPHYLOS D. 'PACIFIC MIST'	BEARBERRY	LOW
MYOPORUM PARVIFOLIUM	MYOPORUM	LOW
ROSMARINUS 'PROSTRATUS'	ROSEMARY	LOW
BOLERO - SODDED	TALL FESCUE TURF	HIGH
AVAILABLE FROM DELTA BLUE GRASS		
NO MOW TURF - SODDED	NATIVE FESCUES	LOW
AVAILABLE FROM DELTA BLUE GRASS		

** NOTE: A COMBINATION OF TREES, SHRUBS, AND GROUND COVER SHALL BE INCORPORATED INTO LANDSCAPING PLANS. MINIMUM SIZES ARE AS FOLLOWS: TREES TO BE 15 GALLON, SHRUBS TO BE 5 GALLON, GROUNDCOVER TO BE 1 GALLON.



A ENTRY GATE CONCEPT N.T.S. DECORATIVE METAL VEHICULAR DOUBLE GATE DECORATIVE METAL PEDESTRIAN GATE STONE VENEER COLUMNS TO MATCH ARCHITECTURE

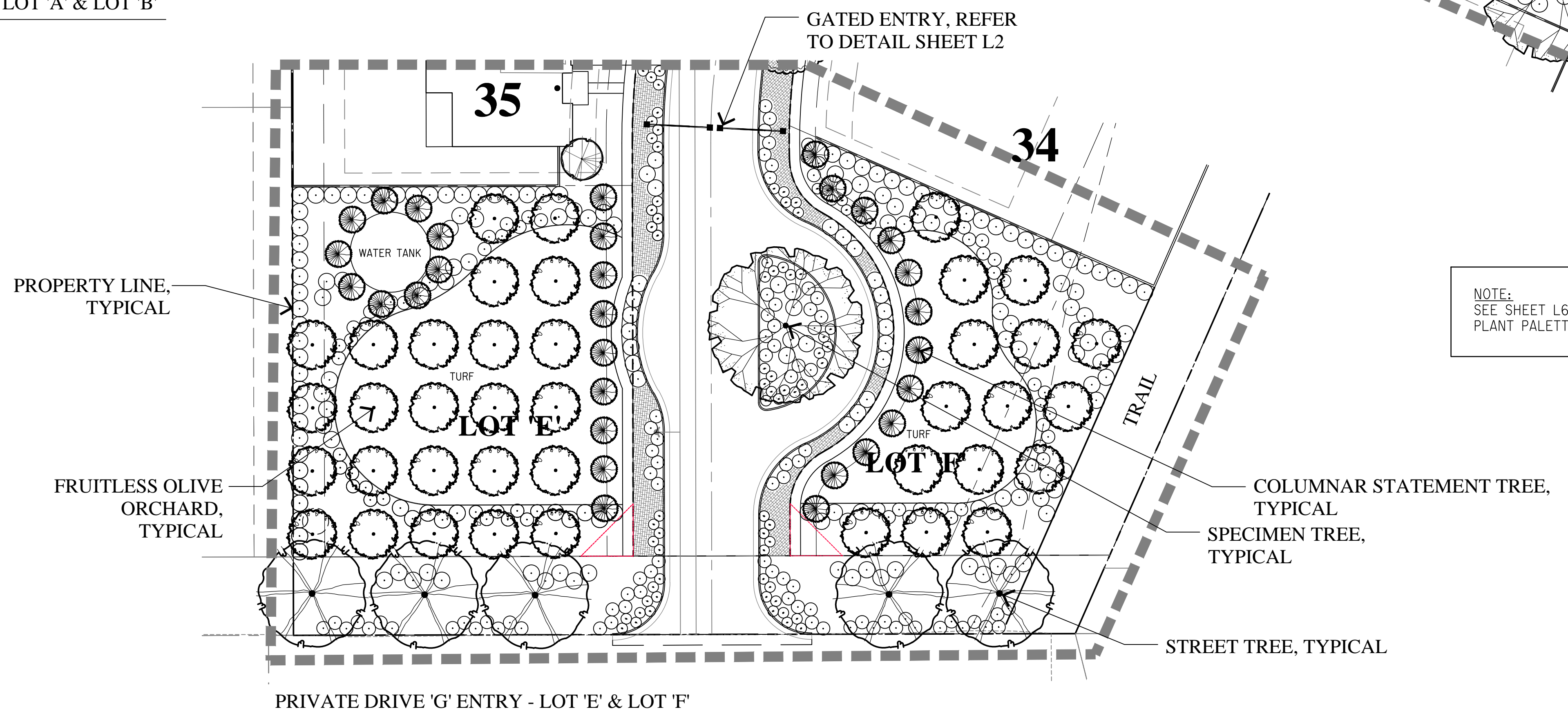
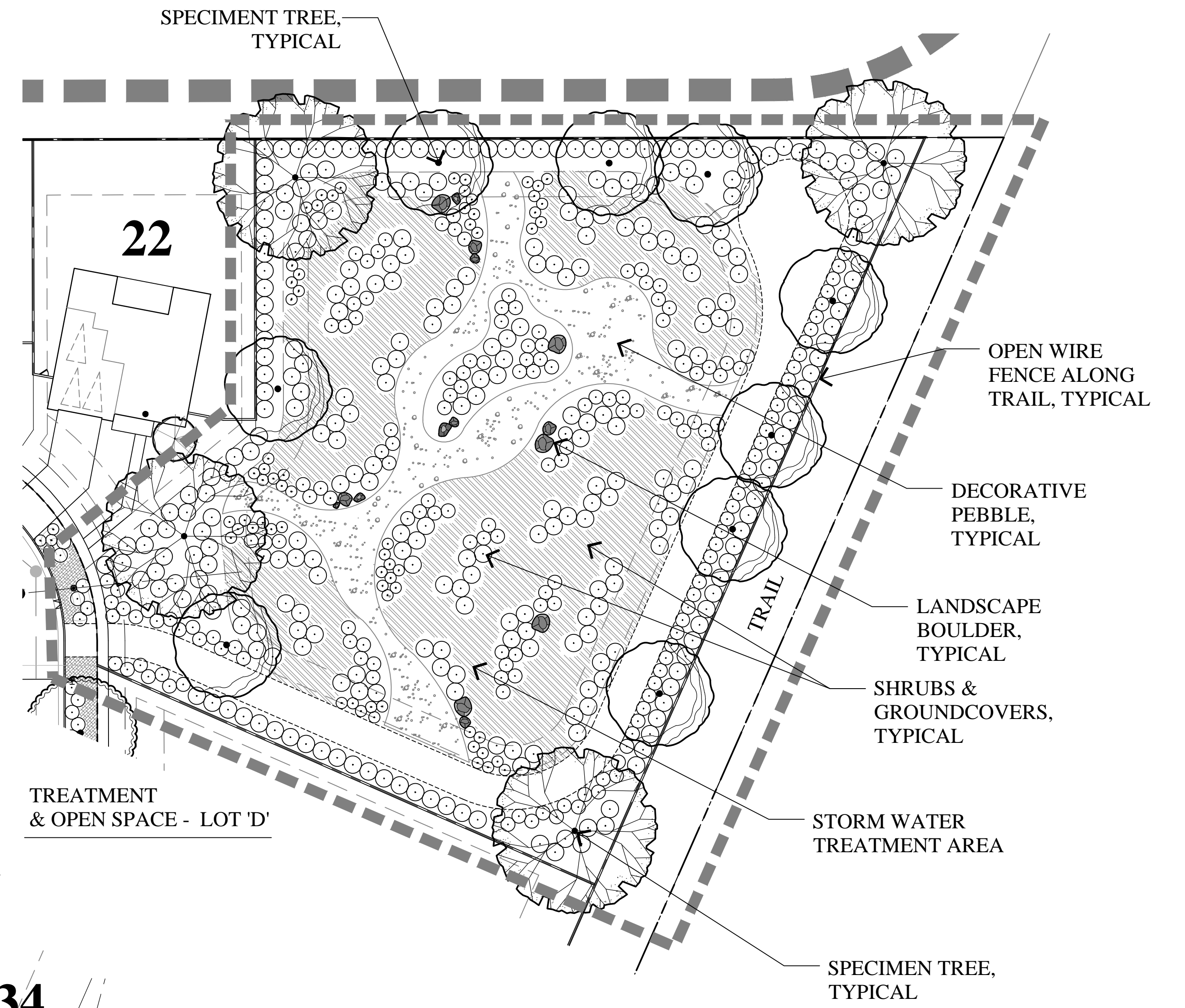
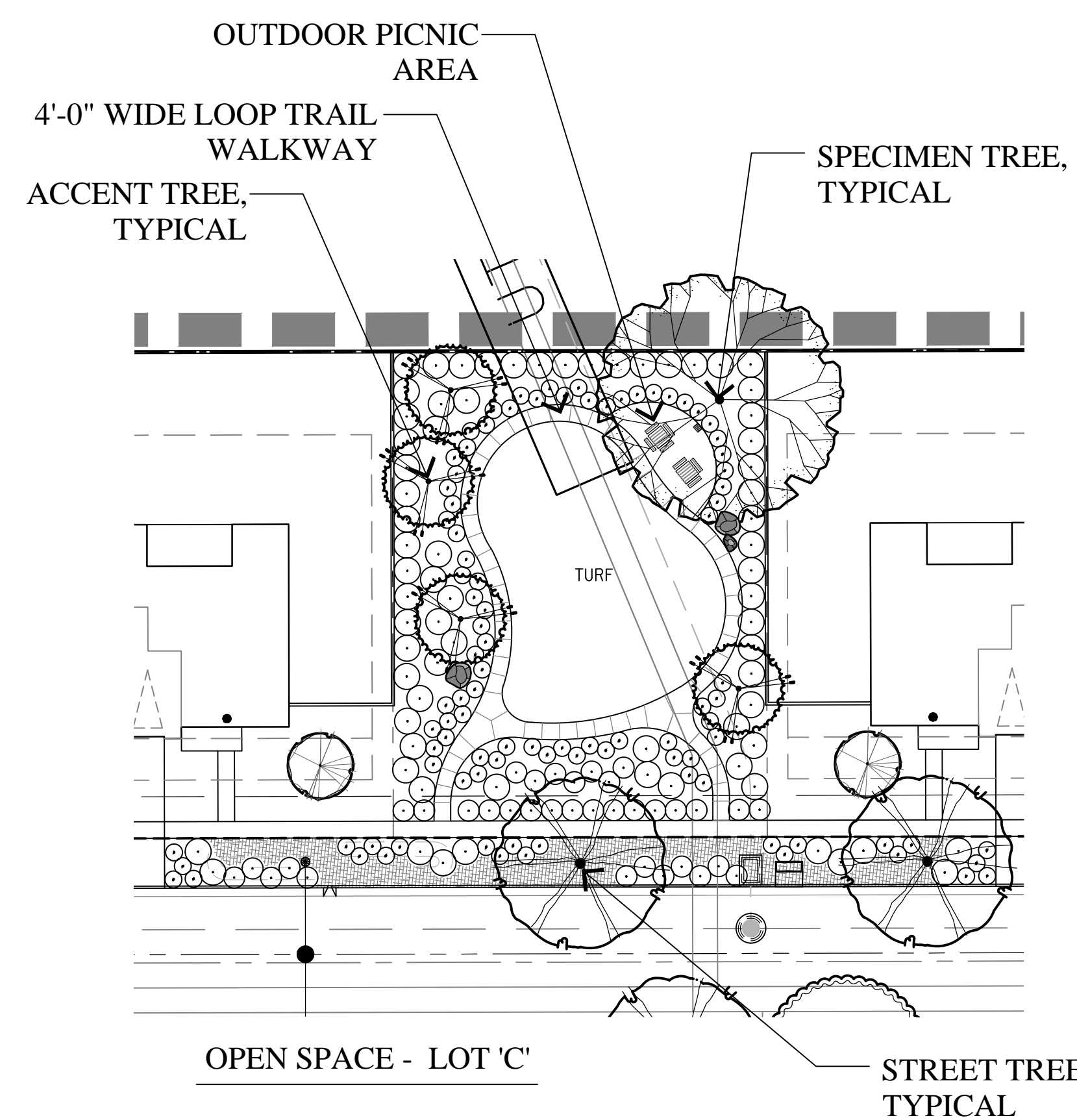
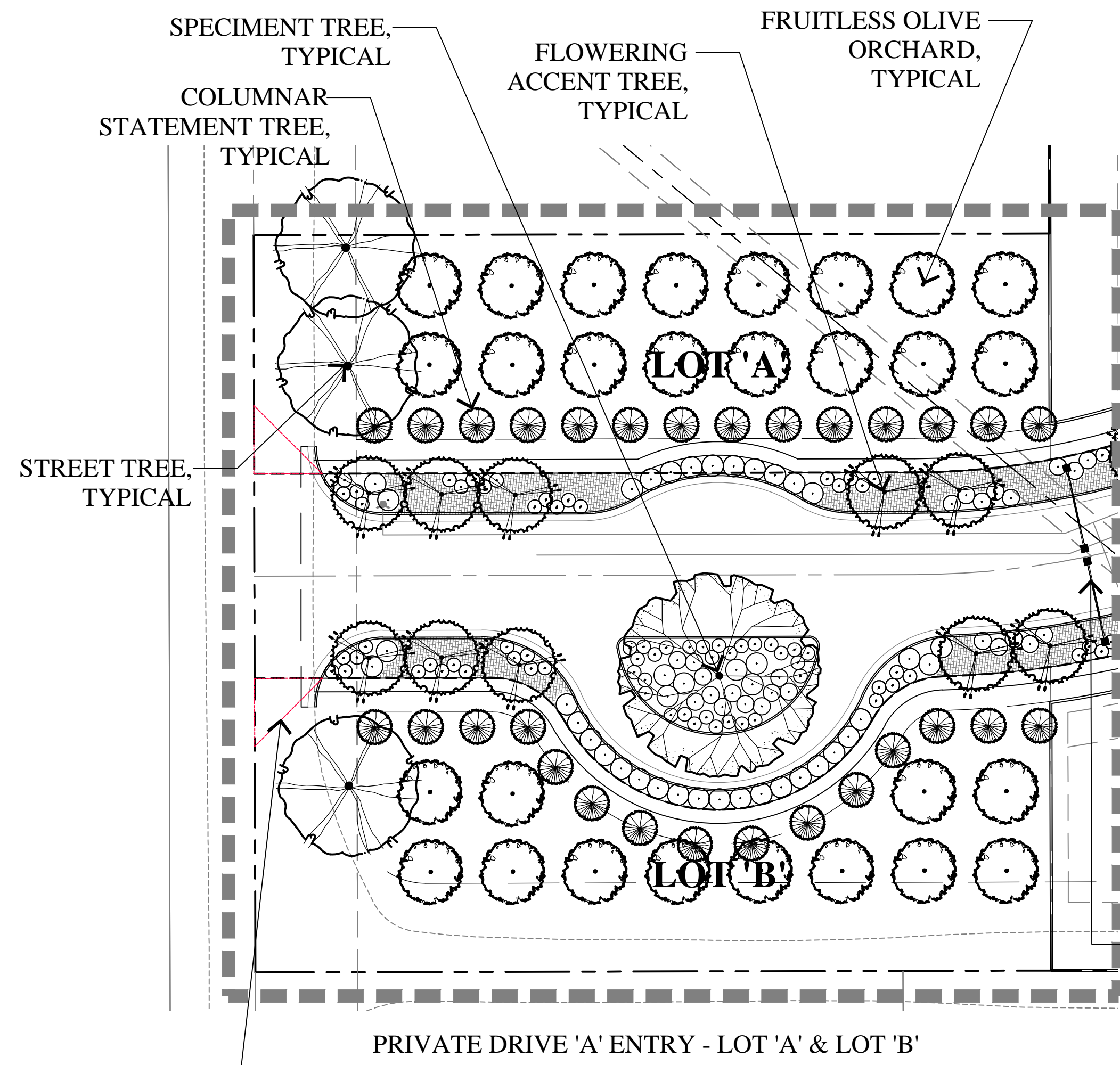


RIPLEY DESIGN GROUP LANDSCAPE ARCHITECTURE
 LAND PLANNING
 1615 BONANZA STREET
 SUITE 314
 WALNUT CREEK, CA 94596
 TEL: 925.938.7377
 www.ripleydesign.com

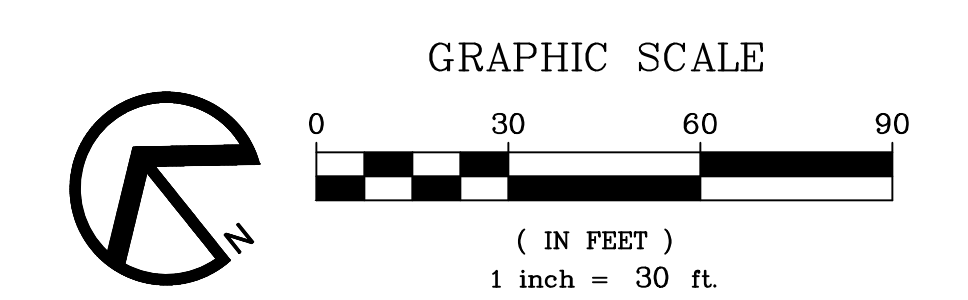
GLENROCK BUILDERS
 14500 Sycamore Drive
 Morgan Hill, CA 95037

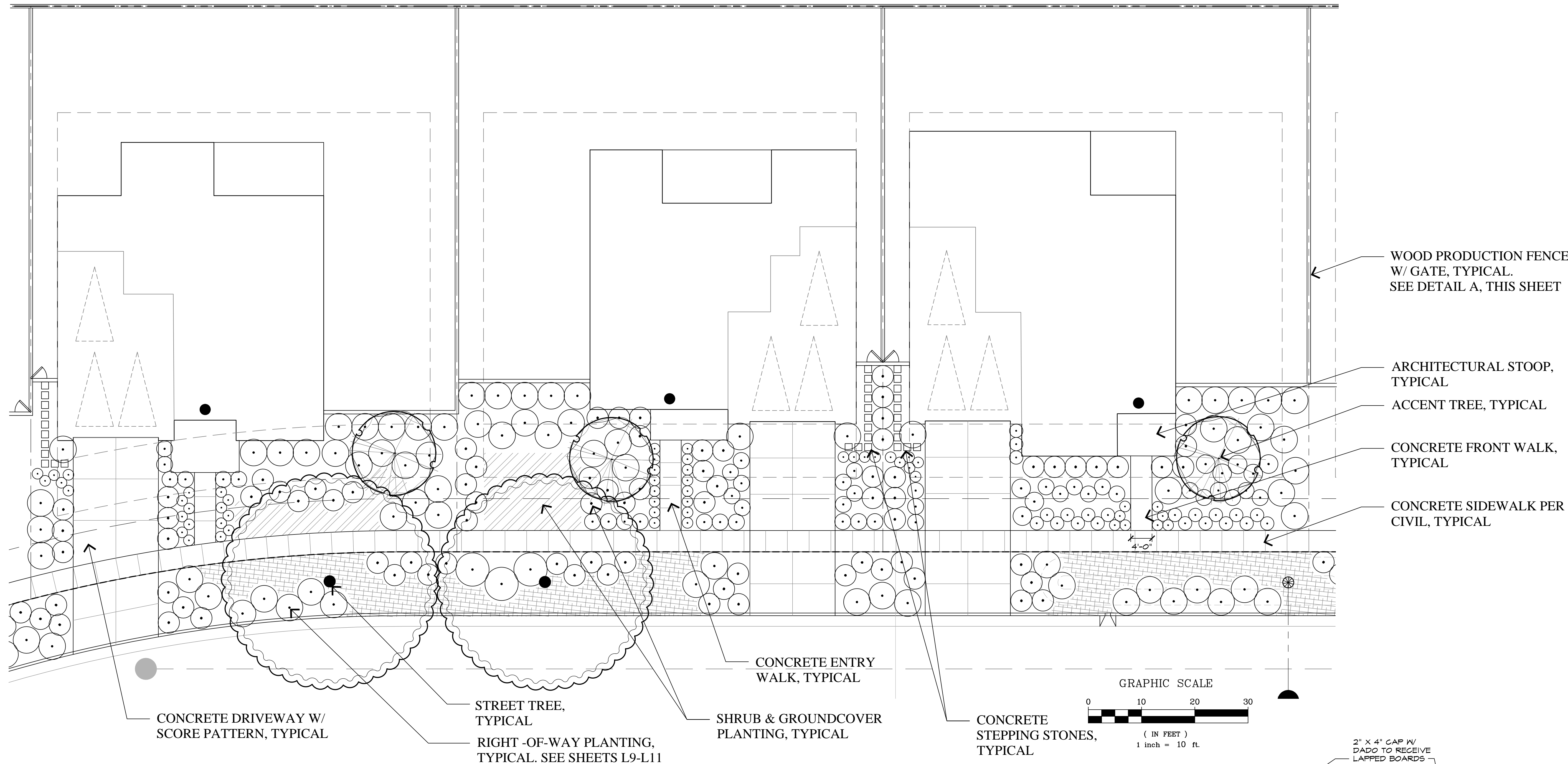
STONEY CREEK
 Morgan Hill - Santa Clara County
 January 24, 2024

Landscape Preliminary
Single-Family Development Plan **L2**



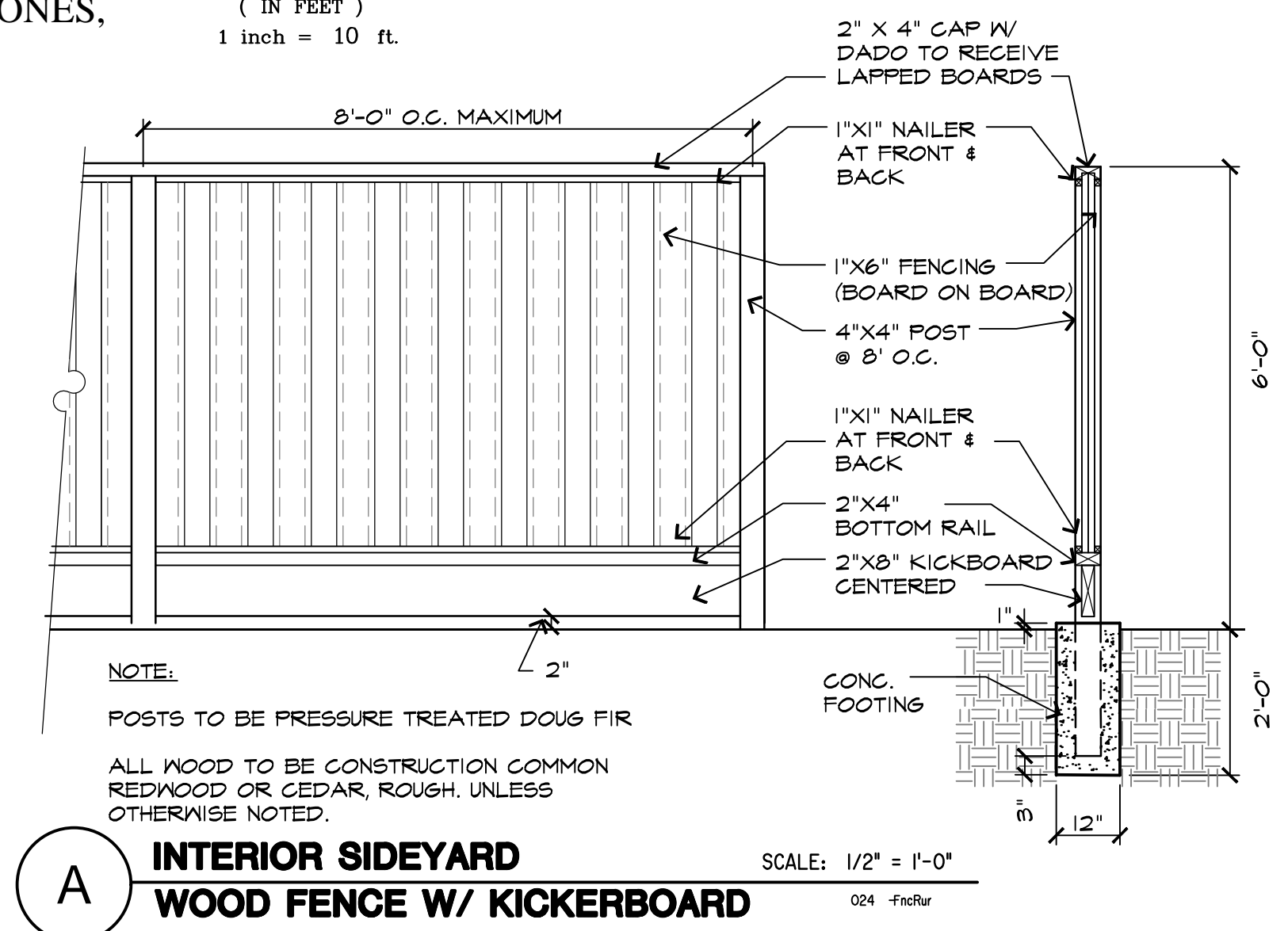
NOTE: SEE SHEET L6 & 7 FOR PRELIMINARY PLANT PALETTE.

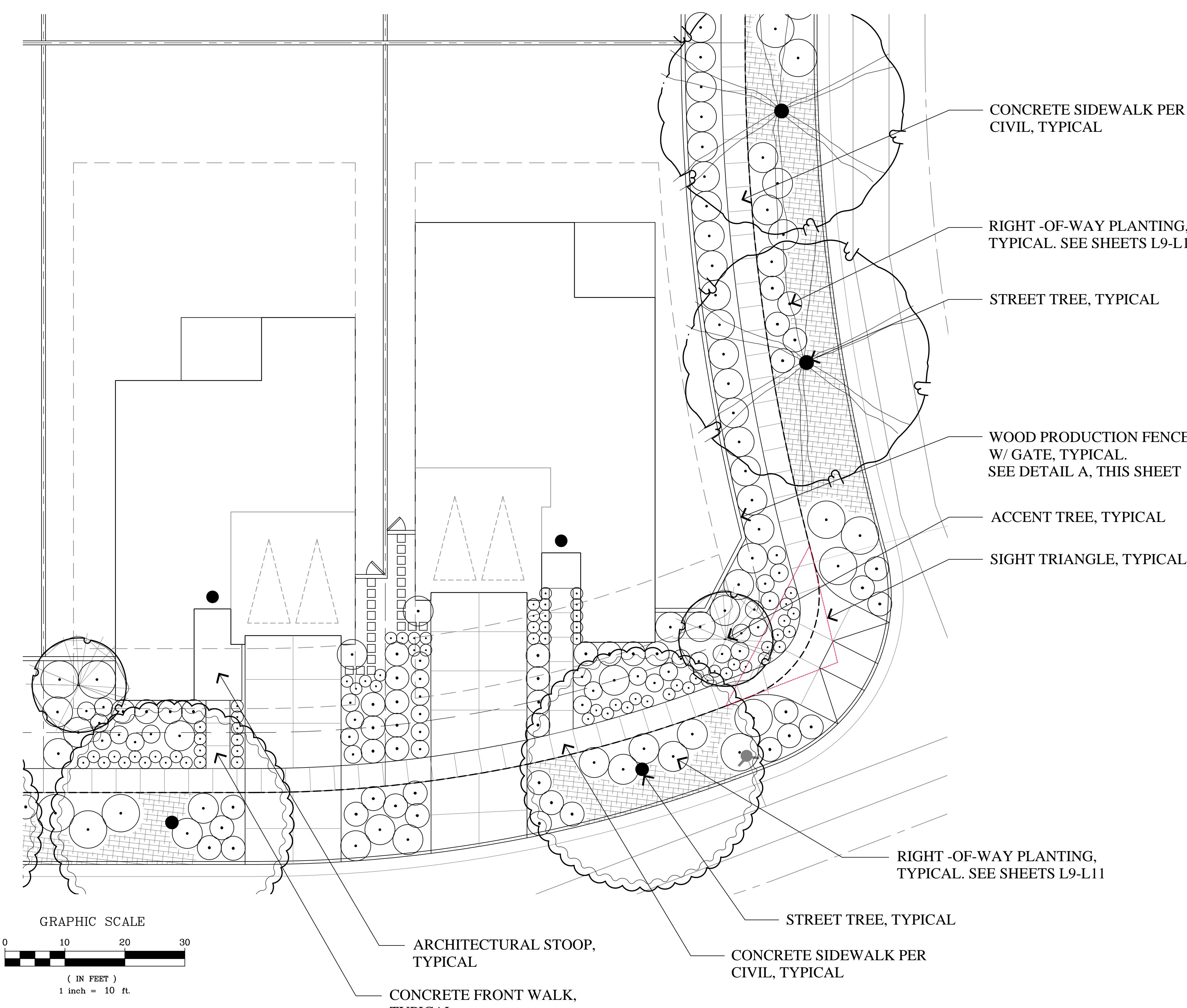




PRELIMINARY PLANT PALETTE

BOTANICAL NAME	COMMON NAME	WATER USE	BOTANICAL NAME	COMMON NAME	WATER USE
TREES					
SEE PROPOSED PRELIMINARY TREE LEGEND, SHEET L1					
SHRUBS					
ACACIA COGNATA 'COUSIN ITT'	COUSIN ITT ACACIA	LOW	LIMONIUM PEREZII	STATTICE	LOW
ANIGOZANTHOS 'BUSH PEARL'	PINK KANGAROO PAW	LOW	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	LOW
ANIGOZANTHOS 'ORANGE CROSS'	ORANGE KANGAROO PAW	LOW	LOMANDRA 'PLATINUM BEAUTY'	PLATINUM BEAUTY MAT RUSH	LOW
AGAVE ATTENUATA	FOX TAIL AGAVE	LOW	MUHLENBERGIA RIGENS	DEER GRASS	LOW
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BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLUE GRAMA	LOW	RHAPHIOLEPS UMBELLATA 'MINOR'	YEDDO HAWTHORN	LOW
CAREX TUMULICOLA	BERKELEY SEDGE	LOW	SALVIA MEXICANA 'LIMELIGHT'	MEXICAN SAGE	LOW
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EUONYMUS MICROPHYLLUS	BOXLEAF EUONYMUS	LOW	XYLOSMA C. 'COMPACTA'	COMPACT XYLOSMA	LOW
FESTUCA GLAUCA 'ELIJAH BLUE'	BLUE FESCUE	LOW	GROUNDCOVERS		
GELSEMIUM SEMPERVIRENS	CAROLINA JESSAMINE	LOW	APTENIA 'RED APPLE'	NO COMMON NAME	LOW
GREVILLEA 'NOELLIF'	WOOLLY GREVILLEA	LOW	ARCTOSTAPHYLOS D. 'PACIFIC MIST'	BEARBERRY	LOW
HELIOTRICHON SEMPERVIRENS	BLUE OAT GRASS	LOW	MYOPORUM PARVIFOLIUM	MYOPORUM	LOW
LANTANA 'CHAPEL HILL YELLOW'	CHAPEL HILL LANTANA	LOW	ROSMARIUS 'PROSTRATUS'	ROSEMARY	LOW
LANTANA CAMARA 'MARY ANN'	MARY ANN LANTANA	LOW	** NOTE: A COMBINATION OF TREES, SHRUBS, AND GROUND COVER SHALL BE INCORPORATED INTO LANDSCAPING PLANS. MINIMUM SIZES ARE AS FOLLOWS: TREES TO BE 15 GALLON, SHRUBS TO BE 5 GALLON, GROUND COVER TO BE 1 GALLON.		
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LEUCODENDRON 'SAFARI SUNSET'	SAFARI SUNSET CONEBUSH	LOW			





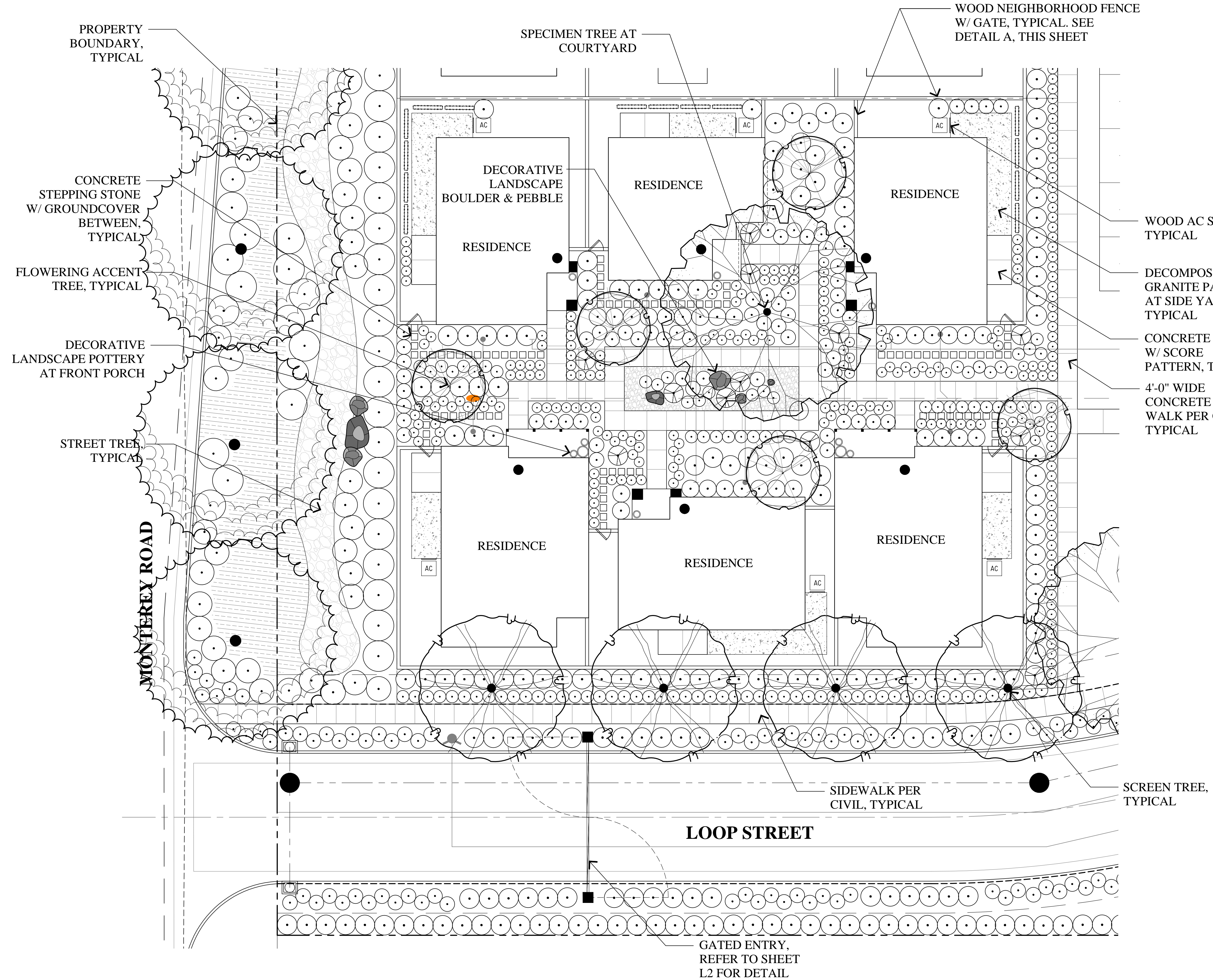
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LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	LOW
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MUHLENBERGIA RIGENS	DEER GRASS	LOW
OLEA E. 'LITTLE OLLIE'	DWARF OLIVE	LOW
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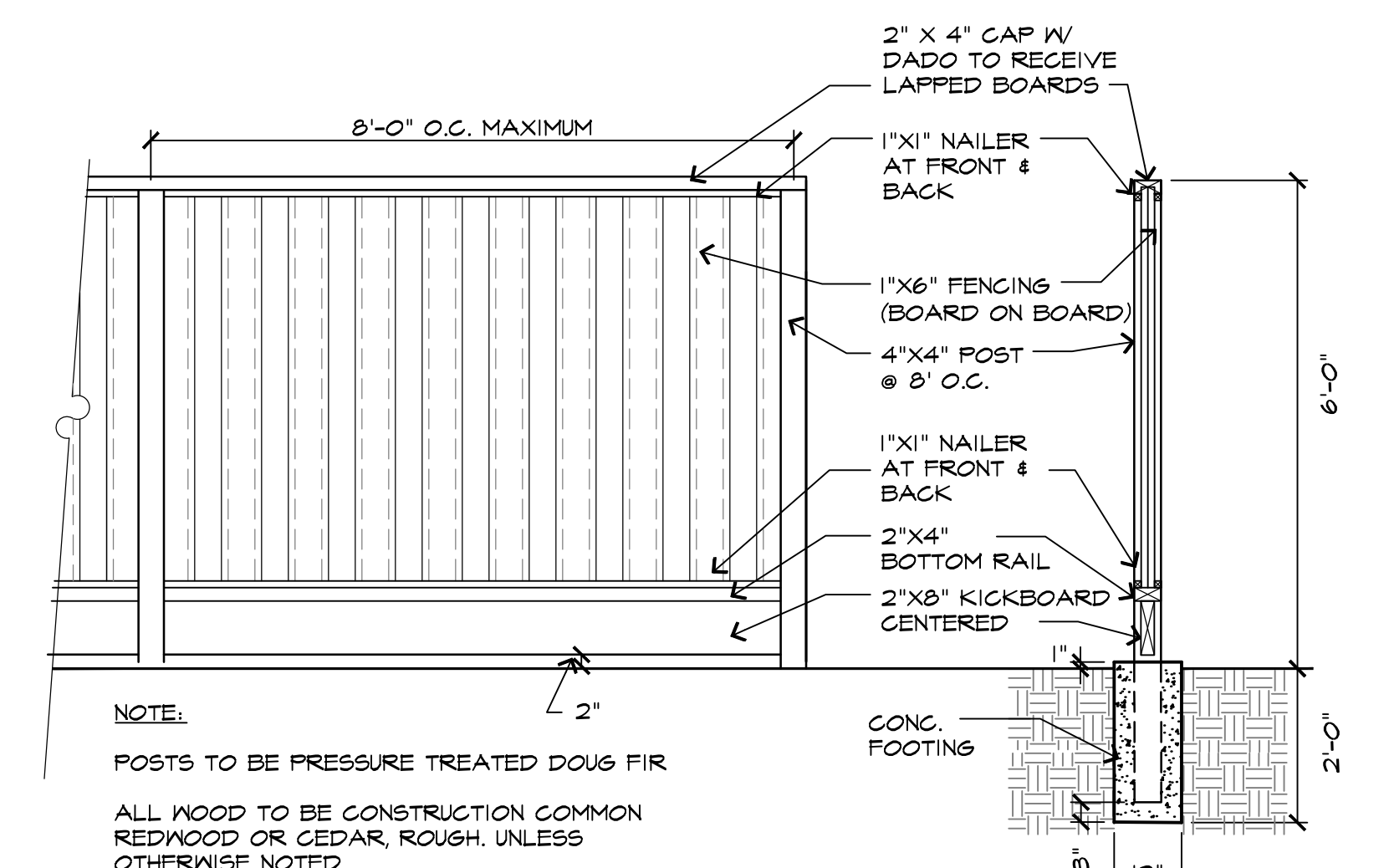
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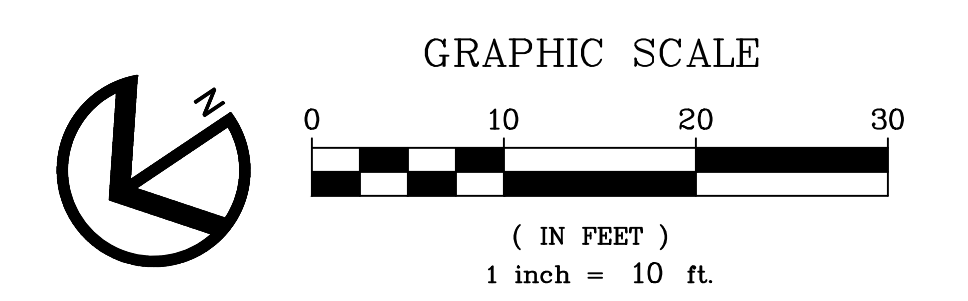
PRELIMINARY PLANT PALETTE

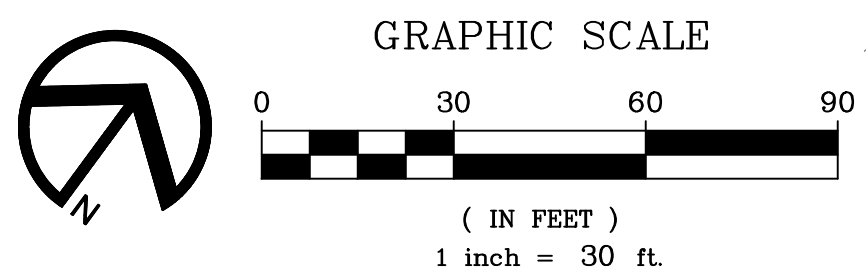
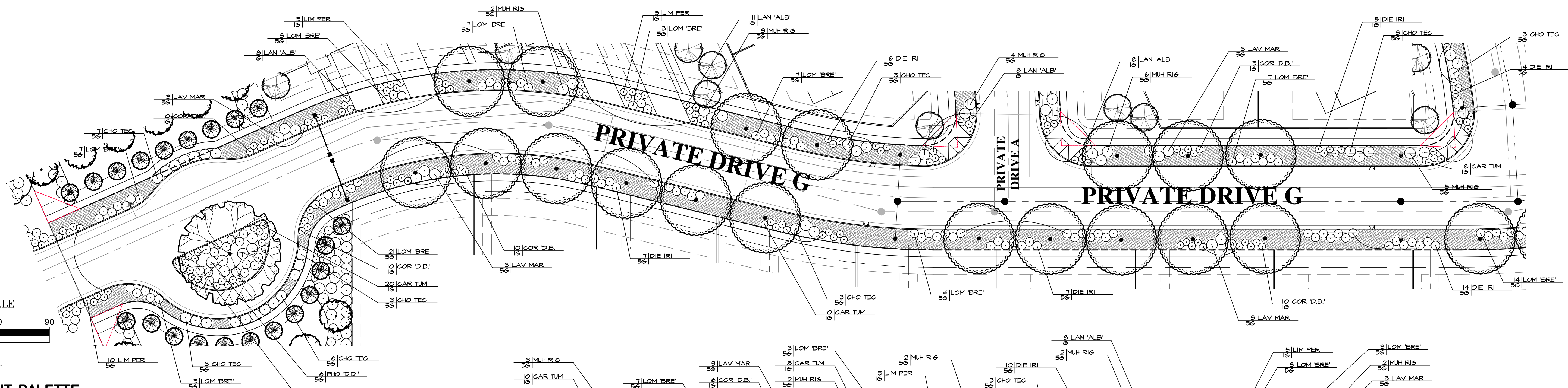
SEE SHEET L1 FOR PROPOSED PRELIMINARY TREE LEGEND

BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
SHRUBS			
ANIGOZANTHOS 'BUSH GOLD'	YELLOW KANGAROO PAW	5 GALLON	LOW
ANIGOZANTHOS 'BUSH PEARL'	DWARF PINK KANGAROO PAW	5 GALLON	LOW
CARPENTERIA CALIFORNICA	BUSH ANEMONE	5 GALLON	LOW
CAREX TUMULICOLA	BERKELEY SEDGE	1 GALLON	LOW
CERASTIUM TOMENTOSUM	SNOW-IN-SUMMER	1 GALLON	LOW
CHONDRONOPETALUM TECTORUM	CAPE RUSH	5 GALLON	LOW
EPILOBIUM CANUM	CALIFORNIA FUCHSIA	5 GALLON	LOW
EUONYMUS J. 'MICROPHYLLUS VARIEGATUS'	BOXLEAF EUONYMUS	5 GALLON	LOW
LANTANA 'CHAPEL HILL YELLOW'	CHAPEL HILL LANTANA	1 GALLON	LOW
LAVATERA ASSURGENTIFLORA	MALVA ROSA	5 GALLON	LOW
LIMONIUM PEREZII	SEA LAVENDER	1 GALLON	LOW
L'MANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	5 GALLON	LOW
OLEA EUROPAEA 'LITTLE OLLIE'	DWARF OLIVE	5 GALLON	LOW
PHORMIUM 'DARK DELIGHT'	NEW ZEALAND FLAX	5 GALLON	LOW
PHORMIUM TENAX 'VARIEGATUM'	NEW ZEALAND FLAX	5 GALLON	LOW
PRUNUS 'BRIGHT & TIGHT'	BRIGHT & TIGHT LAUREL	5 GALLON	LOW
RHAMNUS CALIFORNICA 'EVE CASE'	COFFEEBERRY	5 GALLON	LOW
ROSE 'FLOWER CARPET YELLOW'	GROUNDCOVER ROSE	1 GALLON	LOW
SALVIA MEXICANA 'LIMELIGHT'	LIMELIGHT MEXICAN SAGE	1 GALLON	LOW
STACHY BYZANTINA	LAMB'S EAR	1 GALLON	LOW
XYLOSMA 'COMPACTA'	SHINY XYLOSMA	5 GALLON	LOW
SHRUBS - LANDSCAPE BUFFER / WATER TREATMENT AREA			
ACHILLEA MILLEFOLIUM	YARROW	1 GALLON	LOW
EPILOBIUM CANUM	CALIFORNIA FUSCHIA	1 GALLON	LOW
RIOGONUM FASCICULATUM	FLATTOP BUCKWHEAT	1 GALLON	LOW
RANGULA C. 'SAN BRUNO MOUND'	COFFEEBERRY	5 GALLON	LOW
IRIS DOUGLASIANA	DOUGLAS IRIS	1 GALLON	LOW
MIMULUS AURANTIACUS	STICKY MONKEY FLOWER	1 GALLON	LOW
MUHLENBERGIA RIENS	DEER GRASS	5 GALLON	LOW
SALVIA CLEVELANDII	CLEVELAND SAGE	1 GALLON	LOW
GROUND COVERS			
BACCHARIS PILULARIS	COYOTE BRUSH	1 GALLON @ 36" O.C.	LOW
FRAGARIA CHILOENSIS	BEACH STRAWBERRY	1 GALLON @ 36" O.C.	LOW
MYOPORUM PARVIFOLIUM	MYOPORUM	1 GALLON @ 48" O.C.	LOW



A INTERIOR SIDEYARD WOOD FENCE W/ KICKERBOARD
SCALE: 1/2" = 1'-0"
024 - Fashur



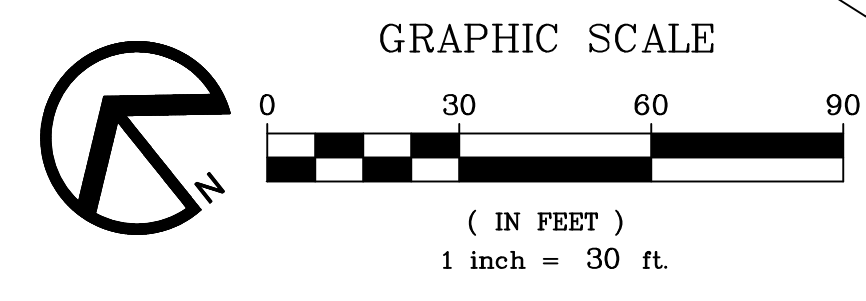
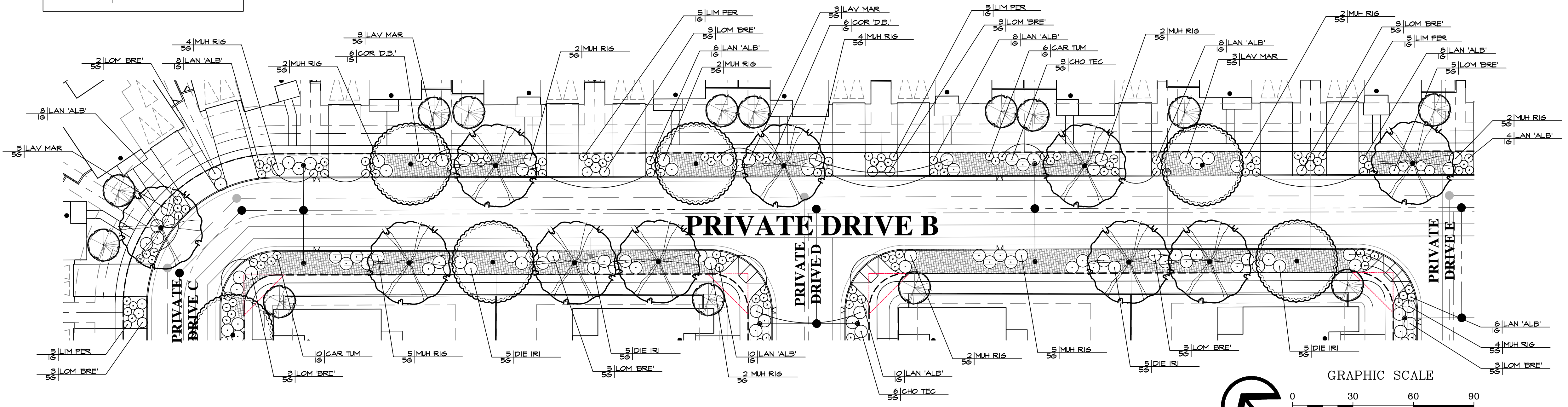
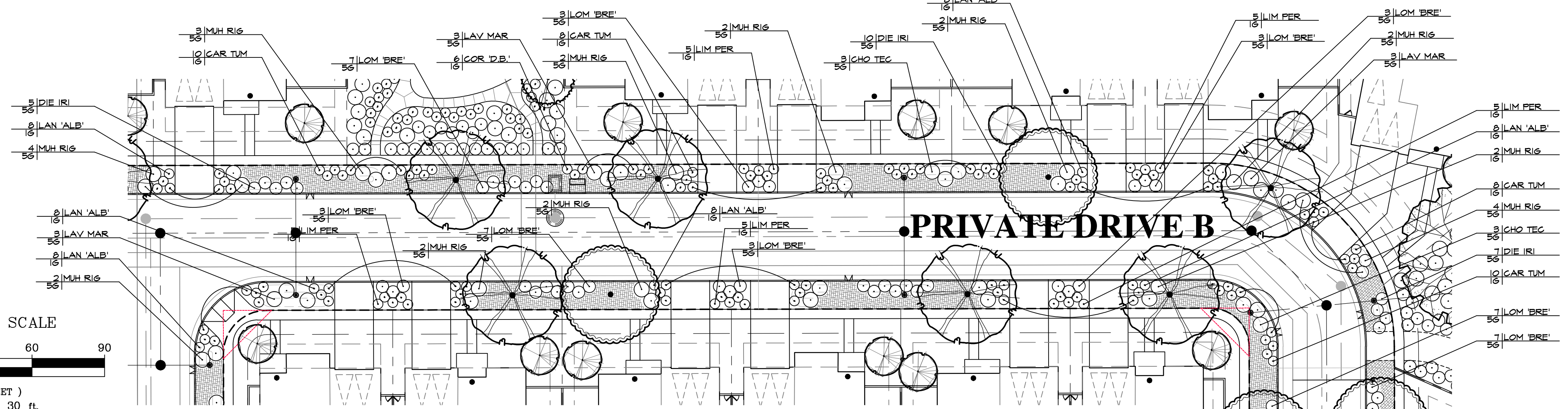
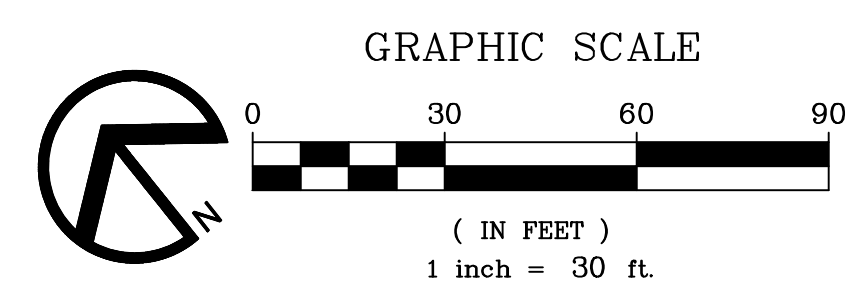


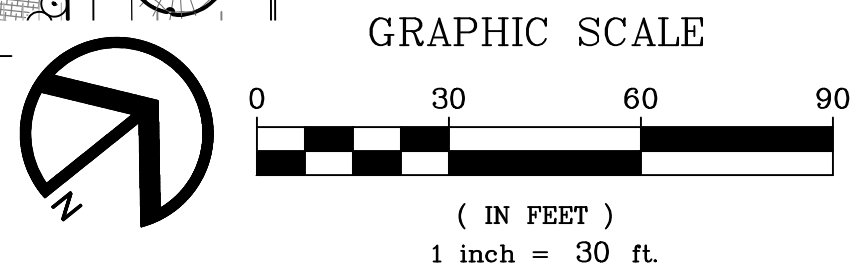
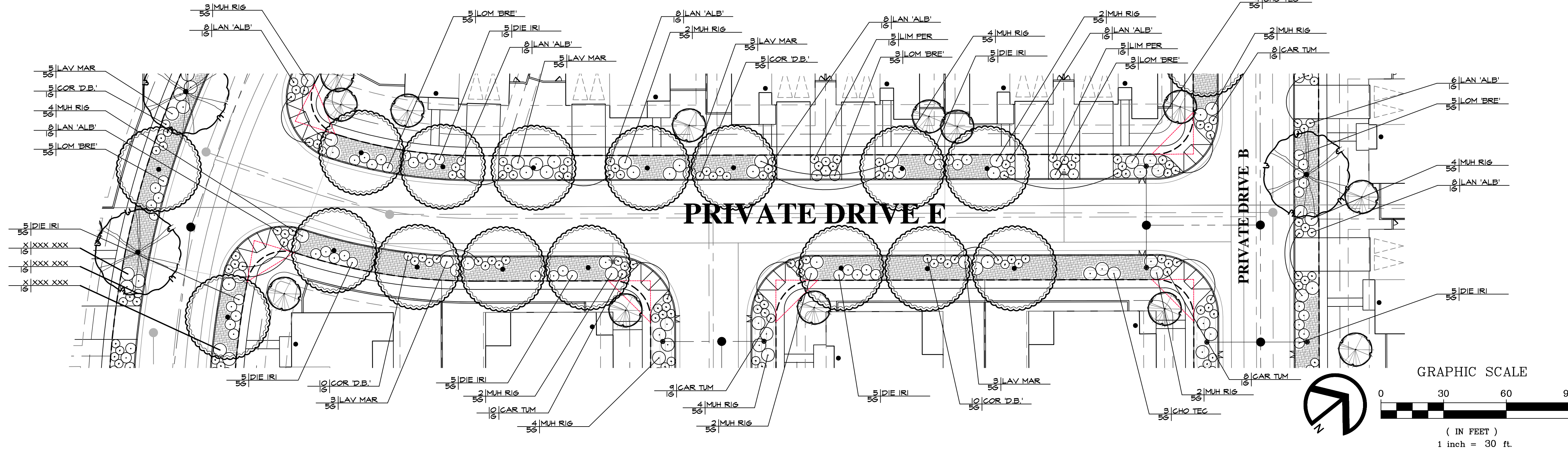
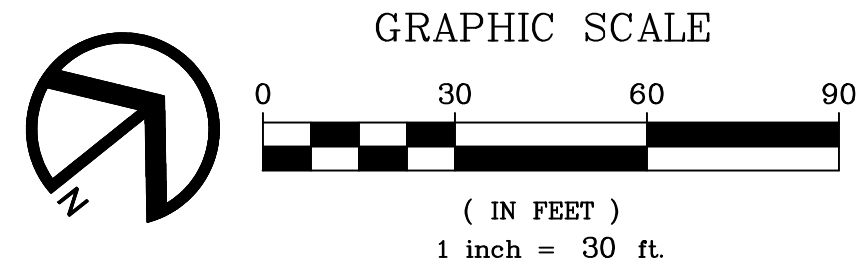
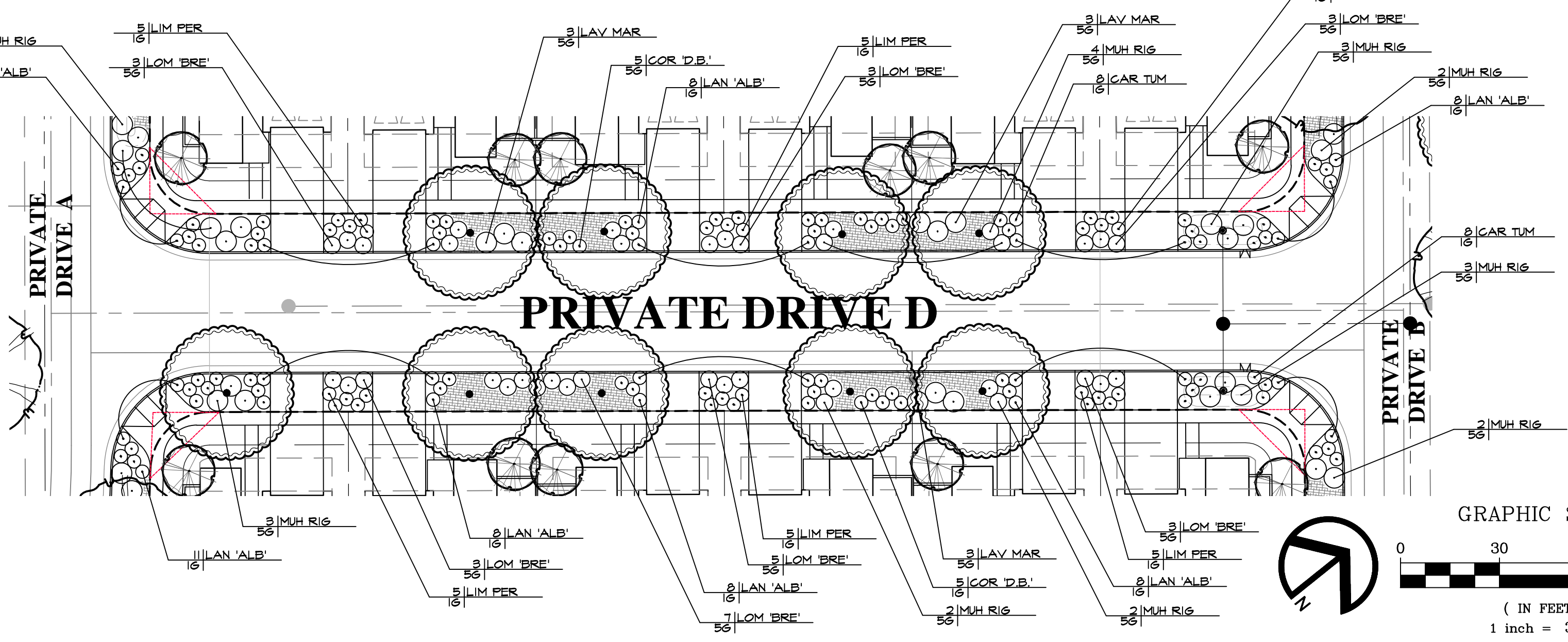
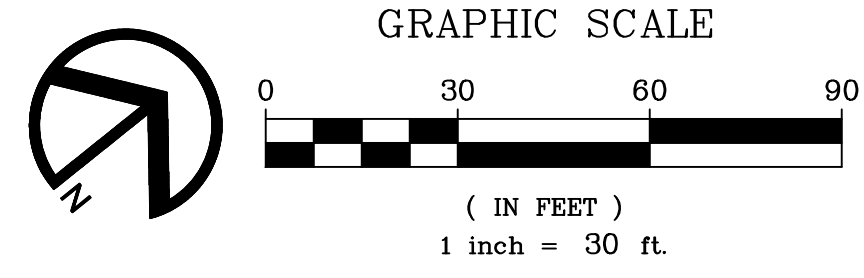
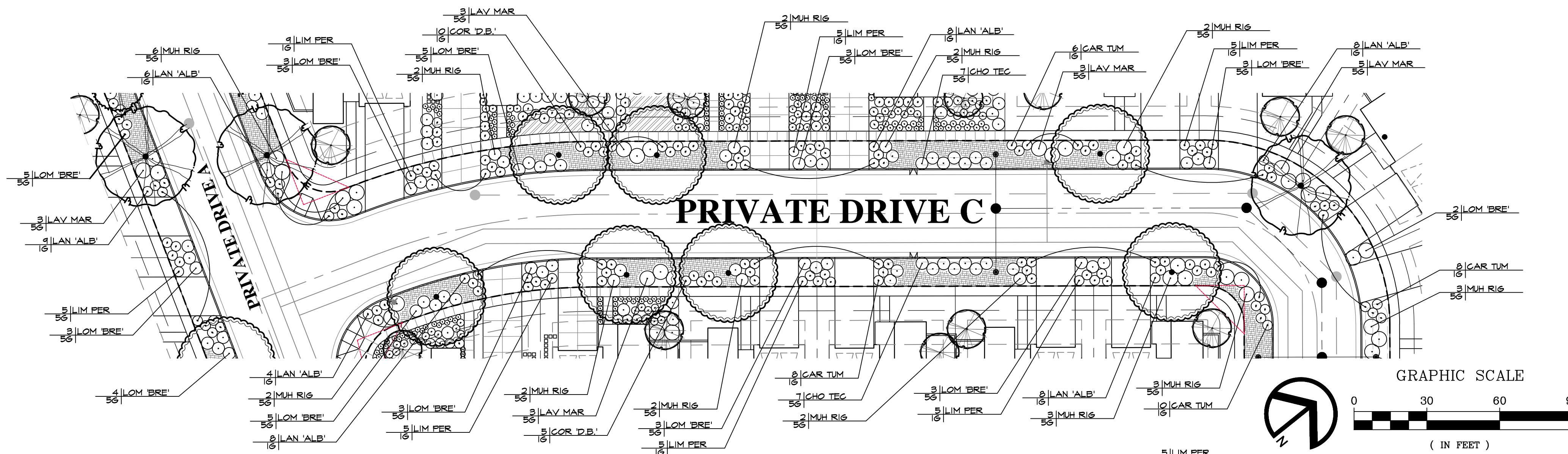
PRELIMINARY PLANT PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE	SIZE
SHRUBS				
ANI 'B.P.'	ANIGOZANTHOS 'BUSH PEARL'	KANGAROO PAW	LOW	1 GAL
CAR TUM	CAREX TUMULICOLA	FOOTHILL SEDGE	LOW	1 GAL
CHO TEC	CHONDROPETALUM TECTORUM	CAPE RUSH	LOW	5 GAL
COR 'D.B.'	CORREA 'DUSKY BELLS'	RED AUSTRALIAN FUCHSIA	LOW	1 GAL
DIE IRI	DIETES RIDIODES	FORTNIGHT LILY	LOW	5 GAL
LAN 'ALB'	LANTANA MONTEVIDENSIS 'ALBA'	WHITE TRAILING LANTANA	LOW	1 GAL
LAV MAR	LAVATERA MARITIMA	TREE MALLOW	LOW	5 GAL
LIM PER	LIMONIUM PEREZII	SEA LAVENDER	LOW	5 GAL
L'OM 'BRE'	L'OMANDRA L 'BREEZE'	DWARF MAT RUSH	LOW	5 GAL
LOR 'P.P.'	LOROPETALUM C. 'PURPLE PIXIE'	CHINESE FRINGE FLOWER	LOW	5 GAL
NEP 'FAA'	NEPETA FAASSENII	CATMINT	LOW	1 GAL
PEN 'M.B.'	PENSTEMON H. 'MARGARITA BOP'	MARGARITA BOP PENSTEMON	LOW	1 GAL
PHO 'D.D.'	PHORMIUM T. 'DARK DELIGHT'	NEW ZEALAND FLAX	LOW	5 GAL
WES 'W.H.'	WESTRINGIA 'WYNABBIE HIGHLIGHT'	AUSTRALIAN ROSEMARY	LOW	5 GAL
XYL 'COM'	XYLOSMA C. 'COMPACTA'	COMPACT XYLOSMA	LOW	5 GA

GROUNDCOVERS	SYMBOL	DESCRIPTION	WATER USE
	ARCTOSTAPHYLOS D. 'EMERALD CARPET'	MANZANITA	LOW
	1 GALLON @ 36" O.C.		

PLANT CALLOUT SYMBOL KEY		
PLANT QTY	PLANT SYMBOL	
SIZE	UNITS	
1/2	(Symbol)	1/2
1	(Symbol)	1
2	(Symbol)	2
3	(Symbol)	3
4	(Symbol)	4
5	(Symbol)	5
6	(Symbol)	6
7	(Symbol)	7
8	(Symbol)	8
9	(Symbol)	9
10	(Symbol)	10
11	(Symbol)	11
12	(Symbol)	12
13	(Symbol)	13
14	(Symbol)	14
15	(Symbol)	15
16	(Symbol)	16
17	(Symbol)	17
18	(Symbol)	18
19	(Symbol)	19
20	(Symbol)	20
21	(Symbol)	21
22	(Symbol)	22
23	(Symbol)	23
24	(Symbol)	24
25	(Symbol)	25
26	(Symbol)	26
27	(Symbol)	27
28	(Symbol)	28
29	(Symbol)	29
30	(Symbol)	30
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47	(Symbol)	47
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49	(Symbol)	49
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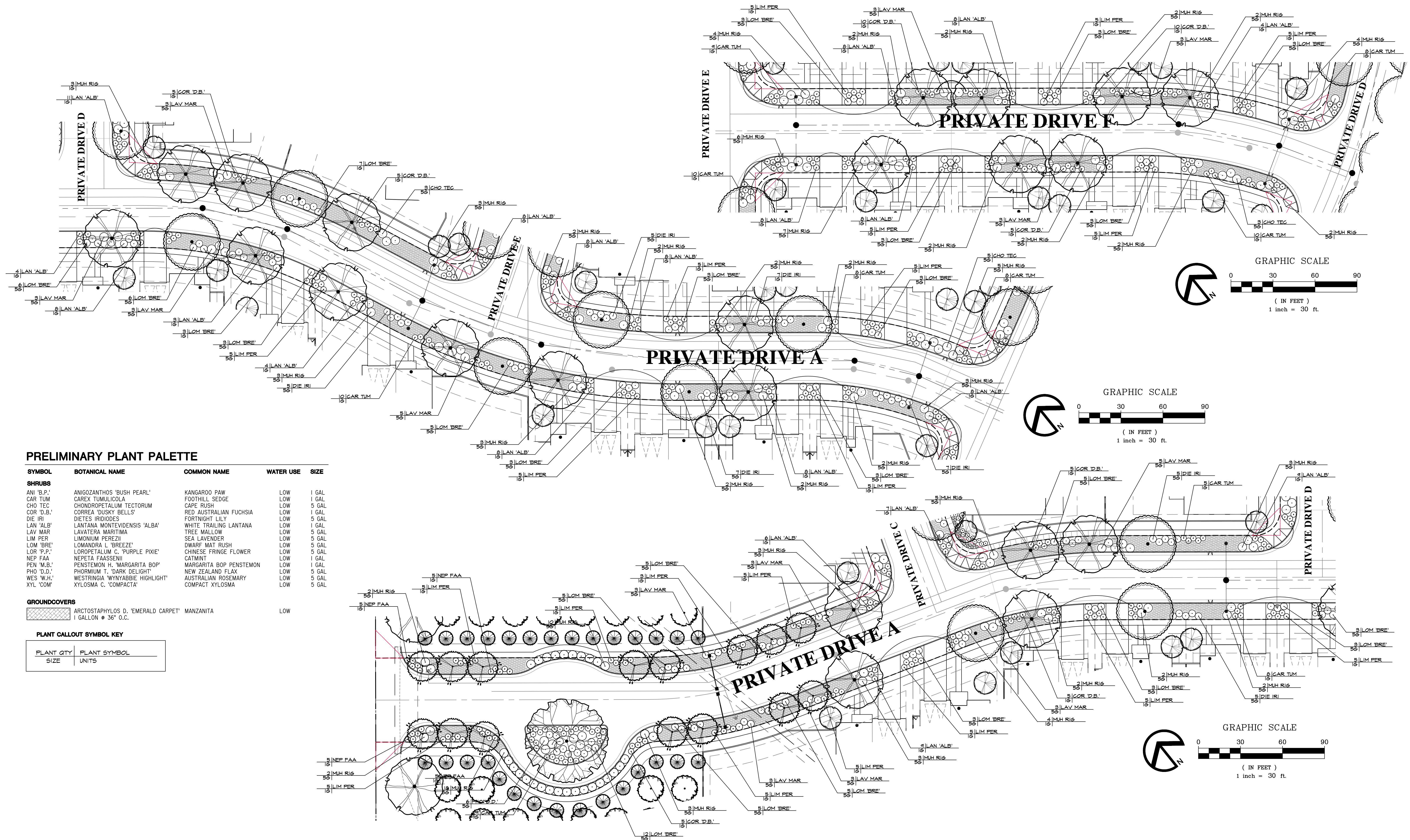
PRELIMINARY PLANT PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE	SIZE
SHRUBS				
ANI 'B.P.'	ANIGONANTHOS 'BUSH PEARL'	KANGAROO PAW	LOW	1 GAL
CAR TUM	CAREX TUMULICOLA	FOOTHILL SEDGE	LOW	1 GAL
CHO TEC	CHONDROPETALUM TECTORUM	CAPE RUSH	LOW	5 GAL
COR 'D.B.'	CORREA 'DUSKY BELLS'	RED AUSTRALIAN FUCHSIA	LOW	1 GAL
DIE IRI	DIETES IRIDIODES	FORTNIGHT LILY	LOW	5 GAL
LAN 'ALB'	LANTANA MONTEVIDENSIS 'ALBA'	WHITE TRAILING LANTANA	LOW	1 GAL
LAV MAR	LAVATERA MARITIMA	TREE MALLOW	LOW	5 GAL
LIM PER	LIMONIUM PEREZII	SEA LAVENDER	LOW	5 GAL
LOW 'BRE'	LOMANDRA L. 'BREEZE'	DWARF MAT RUSH	LOW	5 GAL
LOR 'P.P.'	LOROPETALUM C. 'PURPLE PIXIE'	CHINESE FRINGE FLOWER	LOW	5 GAL
NEP FAA	NEPETA FAASSENII	CATMINT	LOW	1 GAL
PEN 'M.B.'	PENSTEMON H. 'MARGARITA BOP'	MARGARITA BOP PENSTEMON	LOW	1 GAL
PHO 'D.D.'	PHORMIUM T. 'DARK DELIGHT'	NEW ZEALAND FLAX	LOW	5 GAL
WES 'W.H.'	WESTRINGIA 'WYNYABBIE HIGHLIGHT'	AUSTRALIAN ROSEMARY	LOW	5 GAL
XYL 'COM'	XYLOSMA C. 'COMPACTA'	COMPACT XYLOSMA	LOW	5 GA

GROUNDCOVERS		WATER USE
ARCTOSTAPHYLOS D. 'EMERALD CARPET'	MANZANITA	LOW
1 GALLON @ 36" O.C.		

PLANT CALLOUT SYMBOL KEY

PLANT QTY	PLANT SYMBOL
SIZE	UNITS

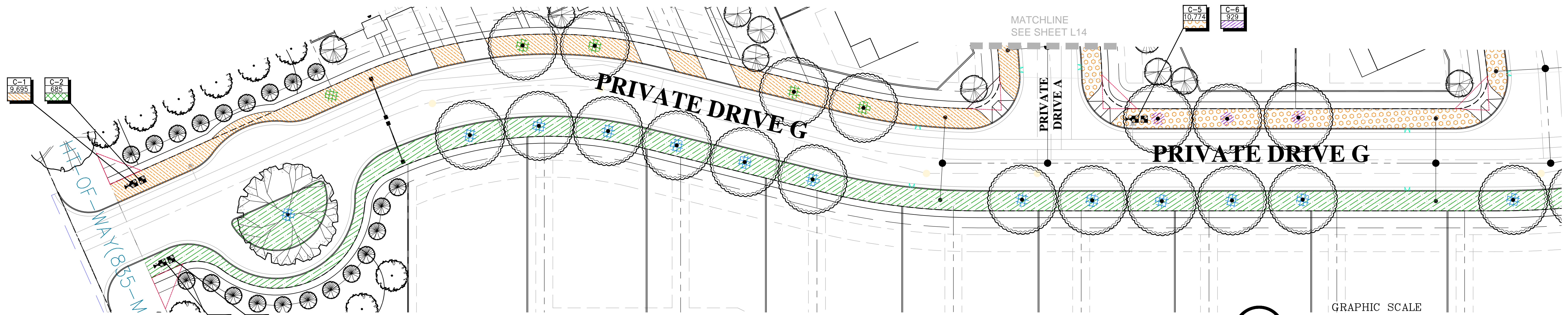


PRELIMINARY PLANT PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE	SIZE
SHRUBS				
ANI 'B.P.'	ANIGOZANTHOS 'BUSH PEARL'	KANGAROO PAW	LOW	1 GAL
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COR 'D.B.'	CORREA 'DUSKY BELLS'	RED AUSTRALIAN FUCHSIA	LOW	1 GAL
DIE IRI	DIETES IRIDIODES	FORTNIGHT LILY	LOW	5 GAL
LAN 'ALB'	LANTANA MONTEVIDENSIS 'ALBA'	WHITE TRAILING LANTANA	LOW	1 GAL
LAV MAR	LAVATERA MARITIMA	TREE MALLOW	LOW	5 GAL
LIM PER	LIMONIUM PEREZII	SEA LAVENDER	LOW	5 GAL
LOM 'BRE'	LOMANDRA L. 'BREEZE'	DWARF MAT RUSH	LOW	5 GAL
LOR 'P.P.'	LOROPETALUM C. 'PURPLE PIXIE'	CHINESE FRINGE FLOWER	LOW	5 GAL
NEP FAA	NEPETA FAASSENI	CATMINT	LOW	1 GAL
PEN 'M.B.'	PENSTEMON H. 'MARGARITA BOP'	MARGARITA BOP PENSTEMON	LOW	1 GAL
PHO 'D.D.'	PHORMIUM T. 'DARK DELIGHT'	NEW ZEALAND FLAX	LOW	5 GAL
WES 'W.H.'	WESTRINGIA 'WYNYABBIE HIGHLIGHT'	AUSTRALIAN ROSEMARY	LOW	5 GAL
XYL 'COM'	XYLOSMA C. 'COMPACTA'	COMPACT XYLOSMA	LOW	5 GAL

GROUNDCOVERS		
	ARCTOSTAPHYLOS D. 'EMERALD CARPET'	MANZANITA
	1 GALLON @ 36" O.C.	

PLANT CALLOUT SYMBOL KEY		
PLANT QTY	PLANT SYMBOL	PLANT SIZE
SIZE	UNITS	

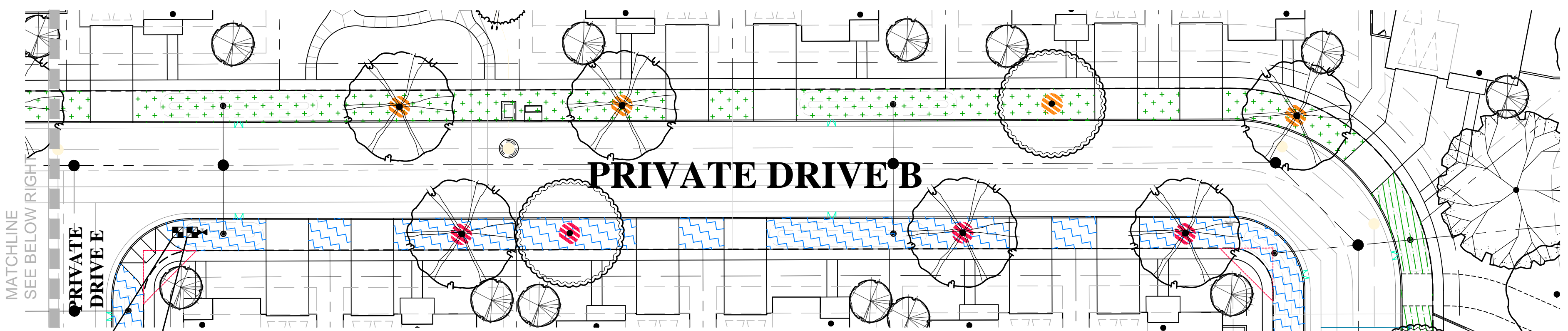
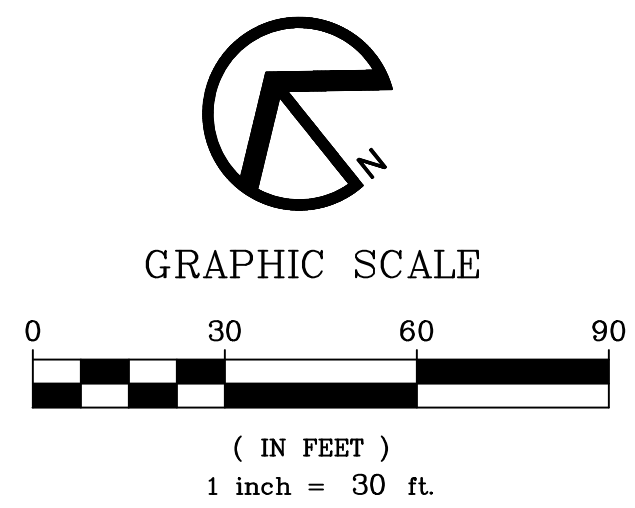


IRRIGATION SYSTEM LEGEND

SYMBOL	DESCRIPTION	SPECIFICATION	NOZZLE GPM	OPERATING PSI
⊠	IRRIGATION WATER METER	-BY OTHER SECTION OF CONTRACT		
⊠	1" IRRIGATION SUBMETER	-HUNTER-HC-100-FLOW		
⊠	ELECTRIC CONTROLLER	-HUNTER-CORE-IC-600-PP W/SOLAR SYNC (ET-BASED)		
⊠	MASTER VALVE	-HUNTER-ICV-101G-FS-AS-50		
⊠	FLOW SENSOR	-CREATIVE SENSOR TECHNOLOGY FSI-T10-001 OR EQ		
⊠	WEATHER SENSOR	-HUNTER SOLAR-SYNC SENSOR (INSTALL PER MANUF)		
⊠	BACK FLOW	-WILKINS 1" 975XL		
⊠	REMOTE CONTROL VALVES	-IRRITROL-2500T OR EQUAL		
⊠	REMOTE CONTROL VALVES	-IRRITROL-2500TF/REGULATOR & FILTER OR EQUAL		
⊠	BALL VALVE	-NIBCO-T-560-BR-20-IRR-LINE SIZE		
⊠	BUBBLER (TREE)	-RAIN BIRD-1401	.25	30
⊠	BUBBLER (SHRUB)	-PEPCO-OCTA-BUBBLER (2 GPH)	.27	30
⊠	QUICK COUPLER	-RAINBIRD-44LRC OR EQUAL		
⊠	IRRIGATION SUPPLYLINE- 1"	-1120/SCHEDULE 40 PVC PIPE -18" COVER		
⊠	IRRIGATION SPRINKLERLINE	-1120/CLASS 200 PVC PIPE -12" COVER		
⊠	ELECTRICAL CONDUIT	-1120/SCHEDULE 40 PVC PIPE -24" COVER		
⊠	SLEEVING	-1120/SCHEDULE 40 PVC PIPE -24" COVER		

NOTE: EQUIVALENT SUBSTITUTIONS ACCEPTABLE

NOTE:
SEE SHEET L13 FOR HYDROZONE.

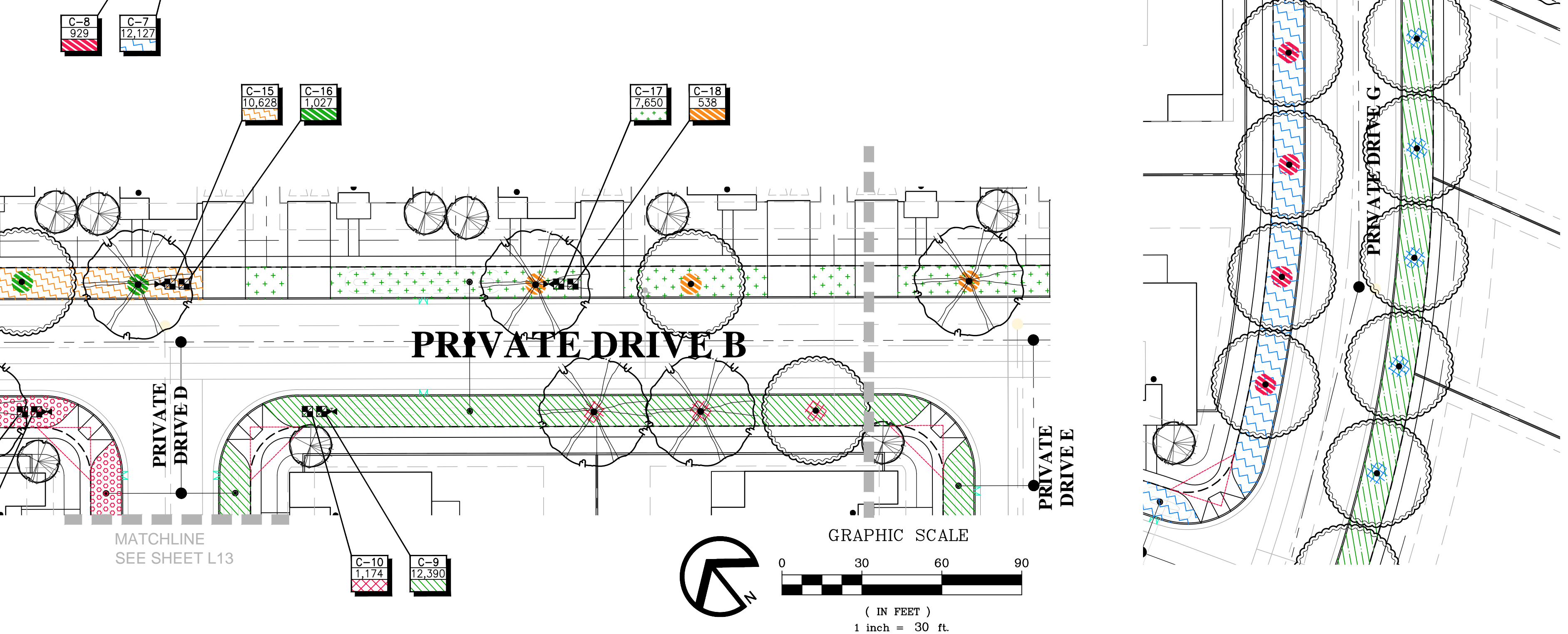


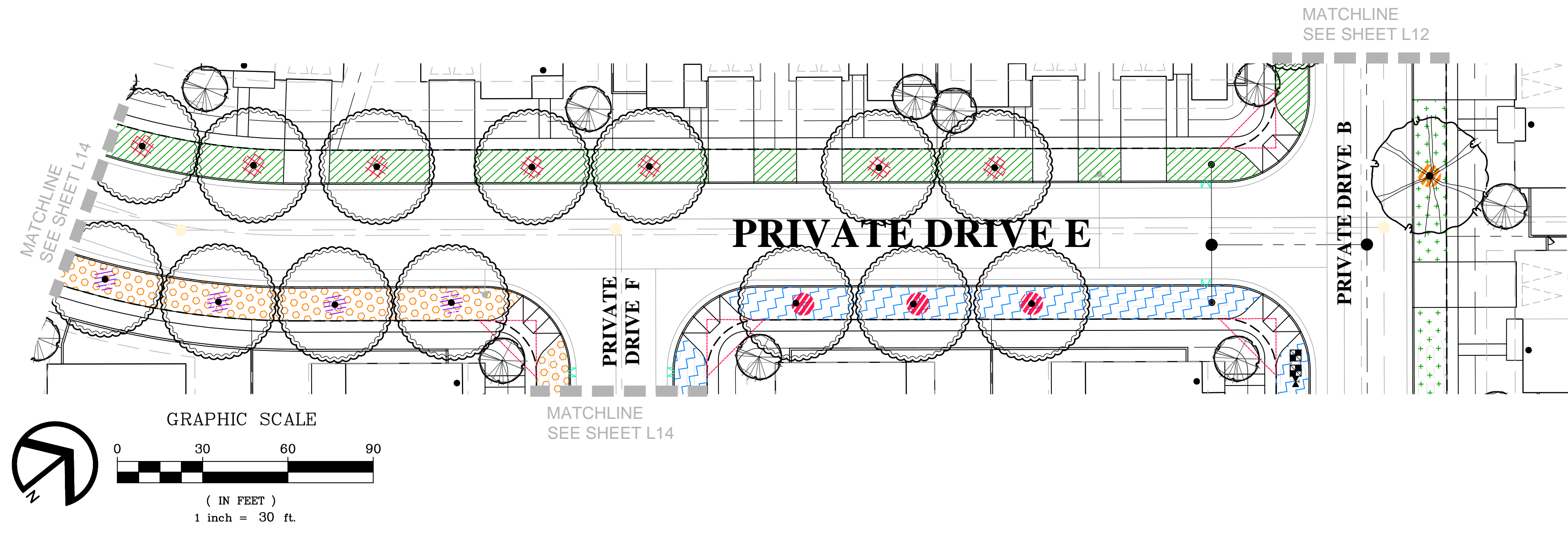
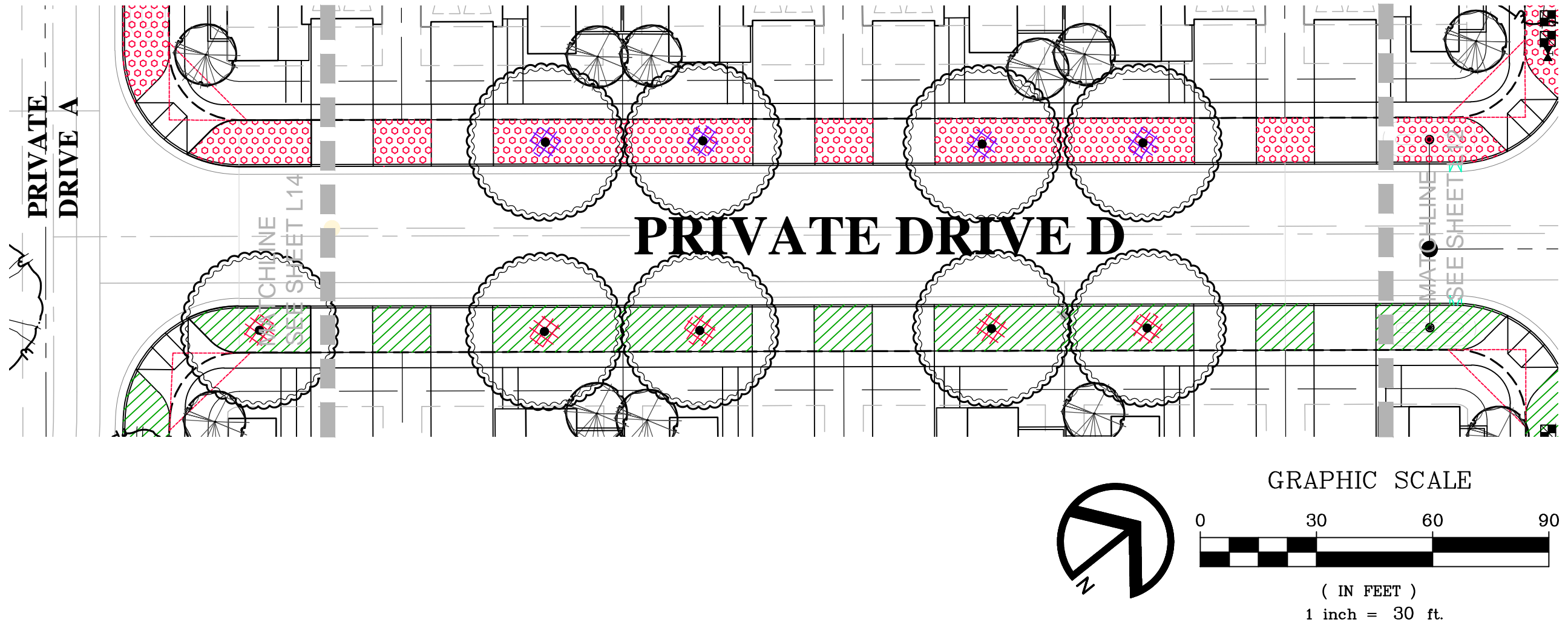
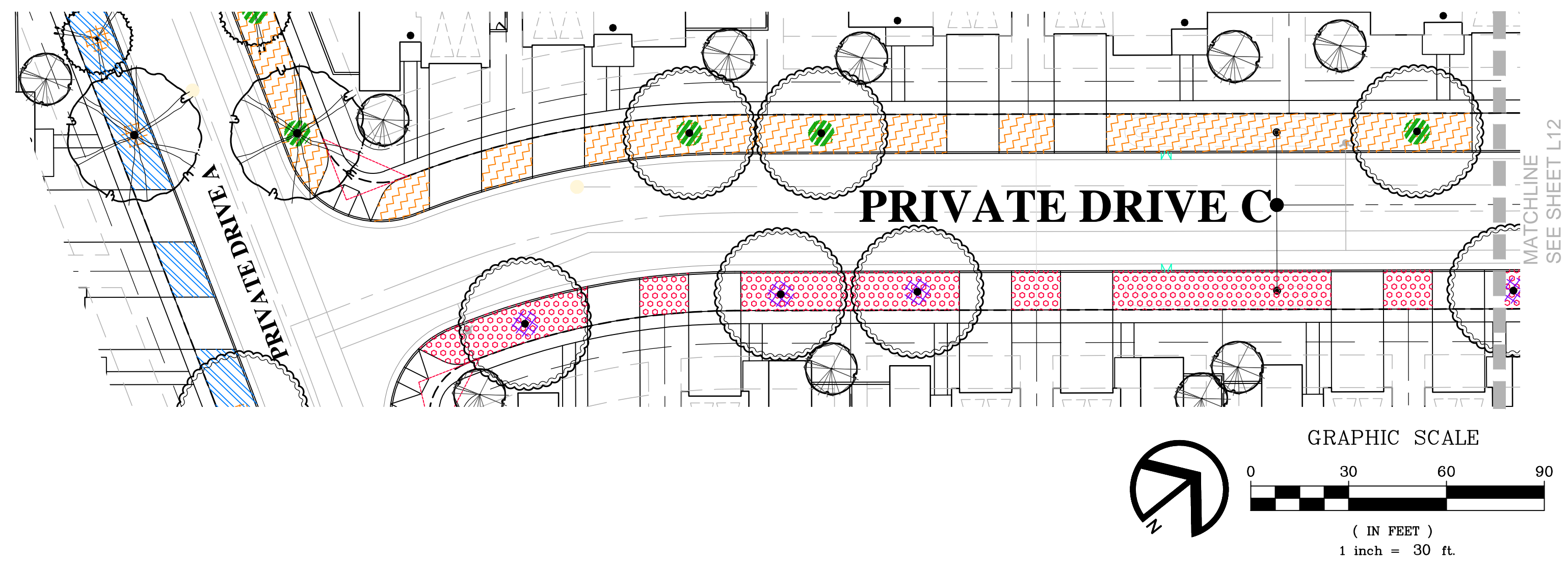
LANDSCAPE HYDROZONE LEGEND

SYMBOL	DESCRIPTION
⊠	HYDROZONE/CONTROLLER STATION NUMBER
⊠	AREA OF COVERAGE (SF)
⊠	HATCH PATTERN OF AREA

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

Annika Carpenter
ANNIKA M. CARPENTER CALIF. LANDSCAPE ARCH. #3684



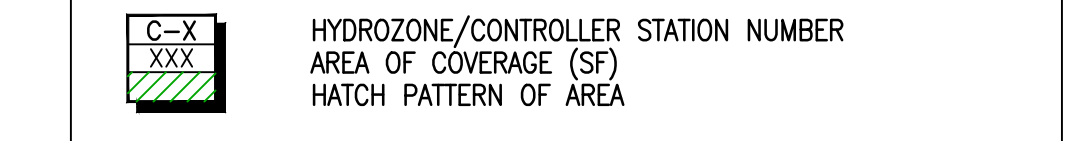


IRRIGATION SYSTEM LEGEND

SYMBOL	DESCRIPTION	SPECIFICATION	NOZZLE GPM	OPERATING PSI
⊠	IRRIGATION WATER METER	-BY OTHER SECTION OF CONTRACT		
⊠	1" IRRIGATION SUBMETER	-HUNTER-HC-100-FLOW		
⊠	ELECTRIC CONTROLLER	-HUNTER-ICORE-IC-600-PP W/SOLAR SYNC (ET-BASED)		
⊠	MASTER VALVE	-HUNTER-ICV-1010-FS-AS-50		
⊠	FLOW SENSOR	-CREATIVE SENSOR TECHNOLOGY FSI-T10-001 OR EQ		
⊠	WEATHER SENSOR	-HUNTER SOLAR-SYNC SENSOR (INSTALL PER MANUF)		
⊠	BACK FLOW	-WILKINS 1" 975XL		
⊠	REMOTE CONTROL VALVES	-IRRITROL-2500T OR EQUAL		
⊠	REMOTE CONTROL VALVES	-IRRITROL-2500TF/REGULATOR & FILTER OR EQUAL		
⊠	BALL VALVE	-NIBCO-T-560-BR-20-IRR-LINE SIZE		
⊠	BUBBLER (TREE)	-RAIN BIRD-1401	.25	30
⊠	BUBBLER (SHRUB)	-PEPCO-OCTA-BUBBLER (2 GPH)	.27	30
⊠	QUICK COUPLER	-RAINBIRD-44LRC OR EQUAL		
⊠	IRRIGATION SUPPLYLINE- 1"	-1120/SCHEDULE 40 PVC PIPE		-18" COVER
⊠	IRRIGATION SPRINKLERLINE	-1120/CLASS 200 PVC PIPE		-12" COVER
⊠	ELECTRICAL CONDUIT	-1120/SCHEDULE 40 PVC PIPE		-24" COVER
⊠	SLEEVING	-1120/SCHEDULE 40 PVC PIPE		-24" COVER

NOTE: EQUIVALENT SUBSTITUTIONS ACCEPTABLE

LANDSCAPE HYDROZONE LEGEND



HYDROZONES

NAME	TYPE	WATER USE	DESCRIPTION
C-1	DRIP	LOW	SHRUBS - LOT 35-43 & PRIVATE DRIVE 'G' ENTRY R.O.W. AREA
C-2	BUBBLER	MED	TREES - LOT 35-43 & PRIVATE DRIVE 'G' ENTRY R.O.W. AREA
C-3	DRIP	LOW	SHRUBS - LOT 22-34 R.O.W. AREA
C-4	BUBBLER	MED	TREES - LOT 22-34 R.O.W. AREA
C-5	DRIP	LOW	SHRUBS - LOT 79-84 R.O.W. AREA
C-6	BUBBLER	MED	TREES - LOT 79-84 R.O.W. AREA
C-7	DRIP	LOW	SHRUBS - LOT 85-96 R.O.W. AREA
C-8	BUBBLER	MED	TREES - LOT 85-96 R.O.W. AREA
C-9	DRIP	LOW	SHRUBS - LOT 64-75 R.O.W. AREA
C-10	BUBBLER	MED	TREES - LOT 64-75 R.O.W. AREA
C-11	DRIP	LOW	SHRUBS - LOT 44-51 & PRIVATE DRIVE 'A' ENTRY R.O.W. AREA
C-12	BUBBLER	MED	TREES - LOT 44-51 & PRIVATE DRIVE 'A' ENTRY R.O.W. AREA
C-13	DRIP	LOW	SHRUBS - LOT 52-63 R.O.W. AREA
C-14	BUBBLER	MED	TREES - LOT 52-63 R.O.W. AREA
C-15	DRIP	LOW	SHRUBS - LOT 1-12 R.O.W. AREA
C-16	BUBBLER	MED	TREES - LOT 1-12 R.O.W. AREA
C-17	DRIP	LOW	SHRUBS - LOT 13-21 R.O.W. AREA
C-18	BUBBLER	MED	TREES - LOT 13-21 R.O.W. AREA

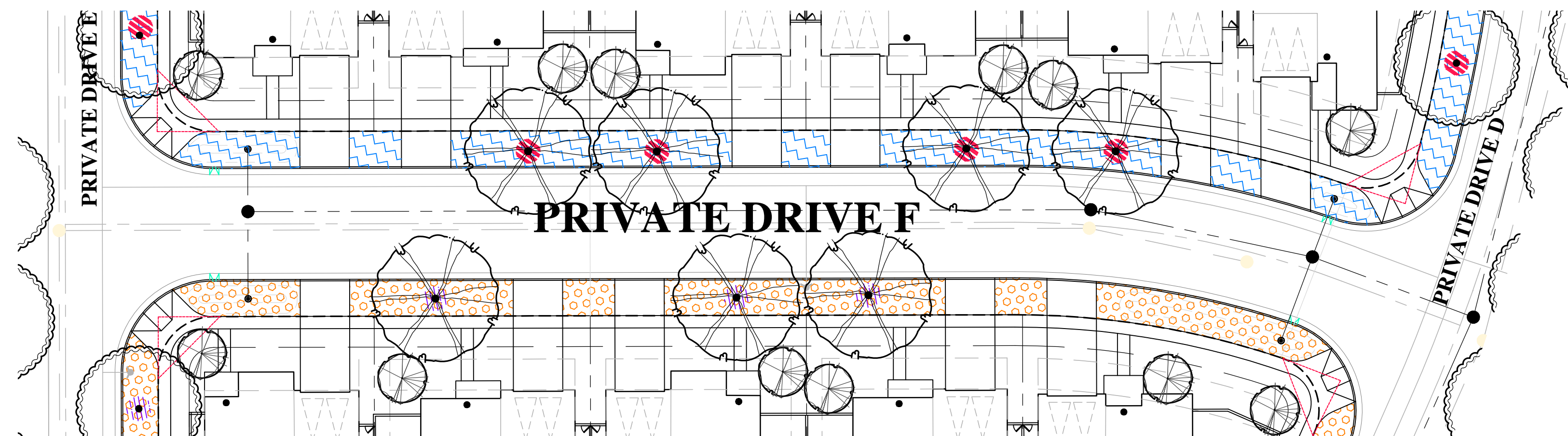
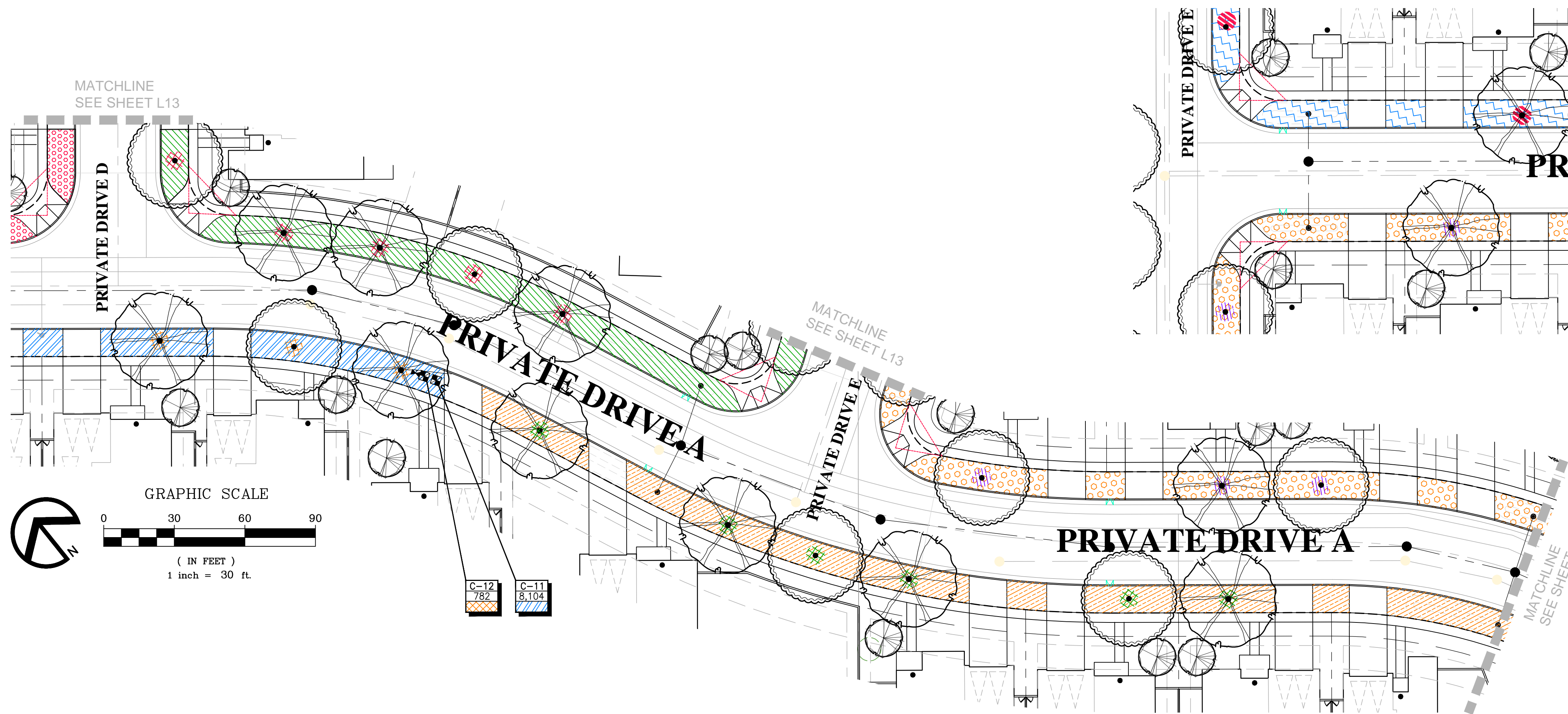
WATER BUDGET CALCULATIONS:

TOTAL LOW WATER USE SHRUB PLANTING AREA = 97,392 SF
 TOTAL MEDIUM WATER USE SHRUB PLANTING AREA = 8,264 SF
 TOTAL LANDSCAPE AREA = 105,656 SF

ESTIMATED TOTAL WATER USE:
 ETWU (LOW WATER USE) = (49.5) X (0.62) X (0.25 X 97,392) = 1,052,451 GAL/YR
 ETWU (MEDIUM WATER USE) = (49.5) X (0.62) X (0.4 X 8,264) = 142,886 GAL/YR
 TOTAL ESTIMATED WATER USE = 1,195,337 SF

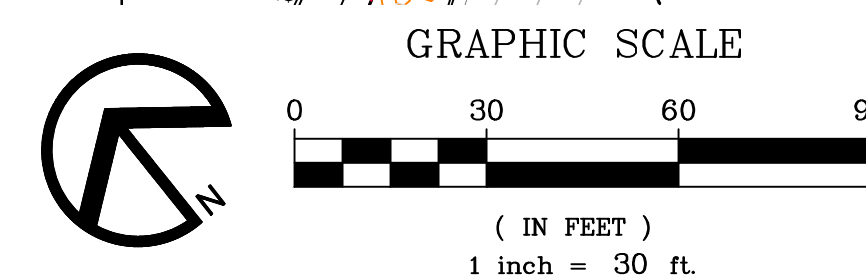
MAXIMUM APPLIED WATER ALLOWANCE:
 MAWA (TOTAL LANDSCAPED AREA) = (49.5) X (0.62) X (0.45 X 105,656) = 1,459,162 GAL/YR

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.
Annika Carpenter
 ANNIKA M. CARPENTER CALIF. LANDSCAPE ARCH. #3684



NOTES:

1. IRRIGATION SYSTEMS ARE DESIGNED TO AVOID RUNOFF, LOW HEAD DRAINAGE, OVERSPRAY, AND OTHER SIMILAR CONDITIONS WHERE WATER FLOWS OUTSIDE OF LANDSCAPED AREAS. IRRIGATION SYSTEMS SHALL FEATURE THE FOLLOWING EQUIPMENT: IRRIGATION SYSTEMS SHALL MEET A MINIMUM IRRIGATION EFFICIENCY OF SEVENTY-FIVE PERCENT.
2. IRRIGATION CONTROLLER SHALL BE CAPABLE OF PERCENT ADJUSTMENT, MULTIPLE PROGRAMMING, AND RAIN SENSOR.
3. SEPARATED VALVES AND CIRCUITS ARE DESIGNED BASED ON WATER USE AND SUN EXPOSURE.
4. BUBBLE IRRIGATION ARE DESIGNED FOR ALL TREES.
5. STATE-APPROVED BACK FLOW PREVENTION DEVICES SHALL BE INSTALLED ON ALL IRRIGATION SYSTEMS.
6. LANDSCAPING SYSTEMS SHALL BE INSTALLED PRIOR TO FINAL BUILDING PERMIT INSPECTION OR CERTIFICATION OF OCCUPANCY.

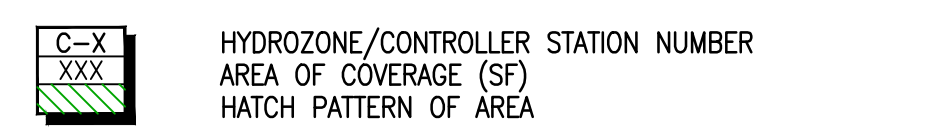


IRRIGATION SYSTEM LEGEND

SYMBOL	DESCRIPTION	SPECIFICATION	NOZZLE GPM	OPERATING PSI
□	IRRIGATION WATER METER	-BY OTHER SECTION OF CONTRACT		
□	1" IRRIGATION SUBMETER	-HUNTER-HC-100-FLOW		
□	ELECTRIC CONTROLLER	-HUNTER-ICORE-IC-600-PP W/SOLAR SYNC (ET-BASED)		
□	MASTER VALVE	-HUNTER-ICV-101G-FS-AS-50		
□	FLOW SENSOR	-CREATIVE SENSOR TECHNOLOGY FSI-T10-001 OR EQ		
□	WEATHER SENSOR	-HUNTER SOLAR-SYNC SENSOR (INSTALL PER MANUF)		
□	BACK FLOW	-WILKINS 1" 975XL		
□	REMOTE CONTROL VALVES	-IRRITROL-2500T OR EQUAL		
□	REMOTE CONTROL VALVES	-IRRITROL-2500TF/REGULATOR & FILTER OR EQUAL		
□	BALL VALVE	-NIBCO-T-560-BR-20-IRR-LINE SIZE		
□	BUBBLER (TREE)	-RAIN BIRD-1401	25	30
□	BUBBLER (SHRUB)	-PEPCO-OCTA-BUBBLER (2 GPH)	27	30
□	QUICK COUPLER	-RAINBIRD-44LRC OR EQUAL		
□	IRRIGATION SUPPLYLINE- 1"	-1120/SCHEDULE 40 PVC PIPE		-18" COVER
□	IRRIGATION SPRINKLERLINE	-1120/CLASS 200 PVC PIPE		-12" COVER
□	ELECTRICAL CONDUIT	-1120/SCHEDULE 40 PVC PIPE		-24" COVER
□	SLEEVING	-1120/SCHEDULE 40 PVC PIPE		-24" COVER

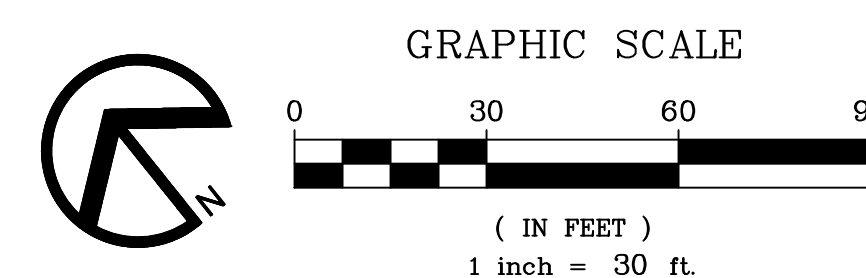
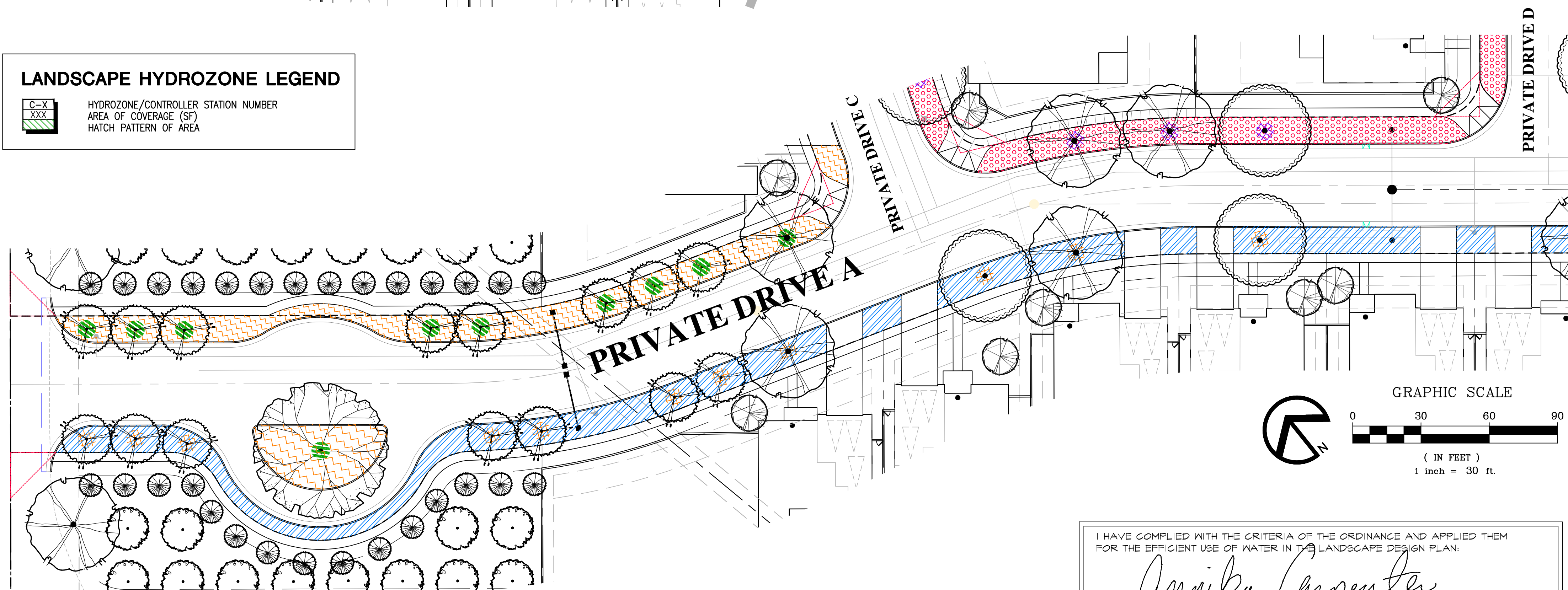
NOTE: EQUIVALENT SUBSTITUTIONS ACCEPTABLE

LANDSCAPE HYDROZONE LEGEND



HYDROZONES

NAME	TYPE	WATER USE	DESCRIPTION
C-1	DRIP	LOW	SHRUBS - LOT 35-43 & PRIVATE DRIVE 'G' ENTRY R.O.W. AREA
C-2	BUBBLER	MED	TREES - LOT 35-43 & PRIVATE DRIVE 'G' ENTRY R.O.W. AREA
C-3	DRIP	LOW	SHRUBS - LOT 22-34 R.O.W. AREA
C-4	BUBBLER	MED	TREES - LOT 22-34 R.O.W. AREA
C-5	DRIP	LOW	SHRUBS - LOT 79-84 R.O.W. AREA
C-6	BUBBLER	MED	TREES - LOT 79-84 R.O.W. AREA
C-7	DRIP	LOW	SHRUBS - LOT 85-96 R.O.W. AREA
C-8	BUBBLER	MED	TREES - LOT 85-96 R.O.W. AREA
C-9	DRIP	LOW	SHRUBS - LOT 64-75 R.O.W. AREA
C-10	BUBBLER	MED	TREES - LOT 64-75 R.O.W. AREA
C-11	DRIP	LOW	SHRUBS - LOT 44-51 & PRIVATE DRIVE 'A' ENTRY R.O.W. AREA
C-12	BUBBLER	MED	TREES - LOT 44-51 & PRIVATE DRIVE 'A' ENTRY R.O.W. AREA
C-13	DRIP	LOW	SHRUBS - LOT 52-63 R.O.W. AREA
C-14	BUBBLER	MED	TREES - LOT 52-63 R.O.W. AREA
C-15	DRIP	LOW	SHRUBS - LOT 1-12 R.O.W. AREA
C-16	BUBBLER	MED	TREES - LOT 1-12 R.O.W. AREA
C-17	DRIP	LOW	SHRUBS - LOT 13-21 R.O.W. AREA
C-18	BUBBLER	MED	TREES - LOT 13-21 R.O.W. AREA



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

Annika Carpenter
ANNIKA M. CARPENTER CALIF. LANDSCAPE ARCH. #2684

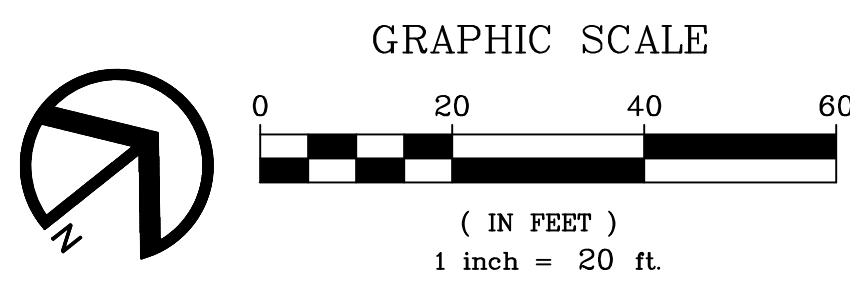
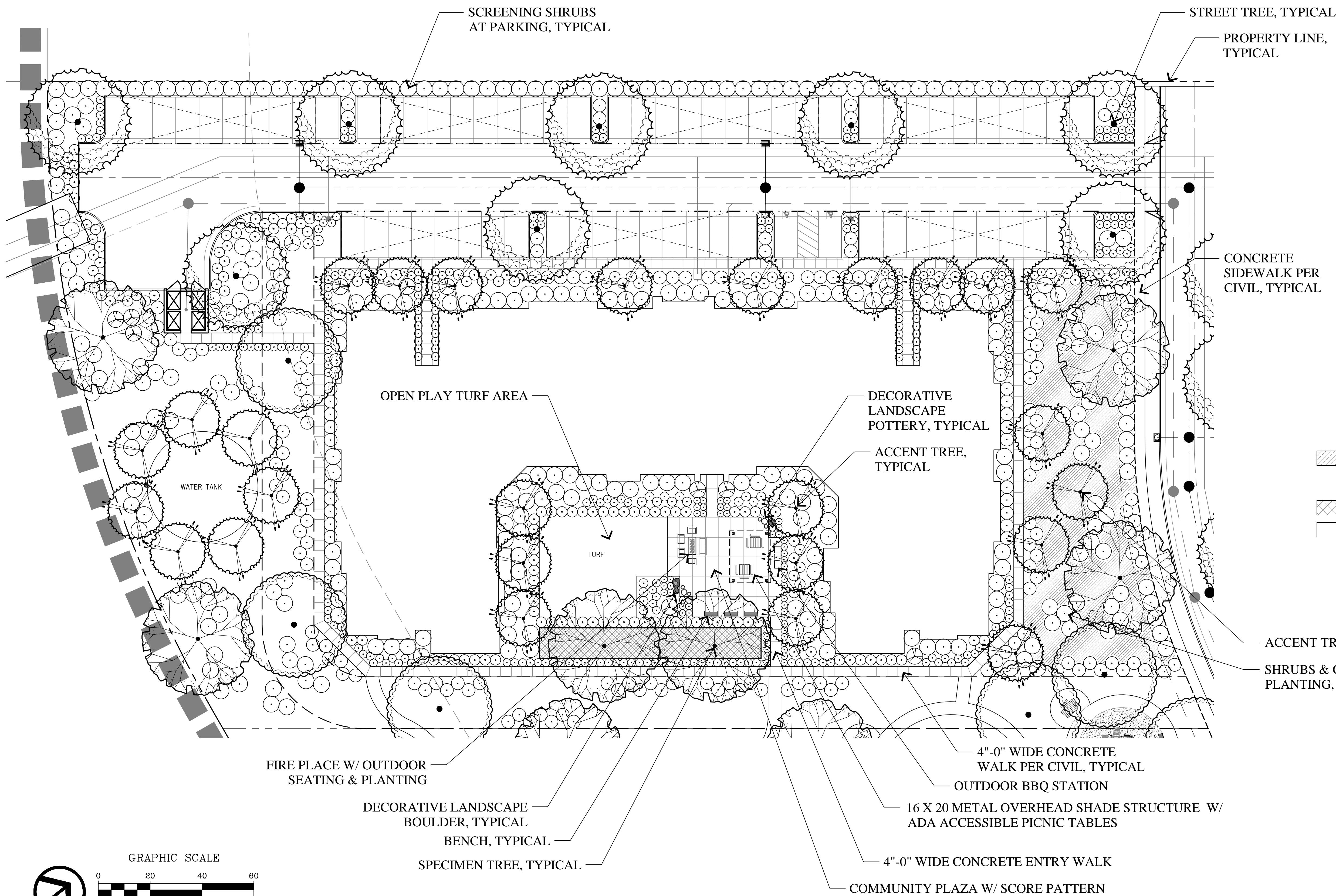
PRELIMINARY PLANT PALETTE

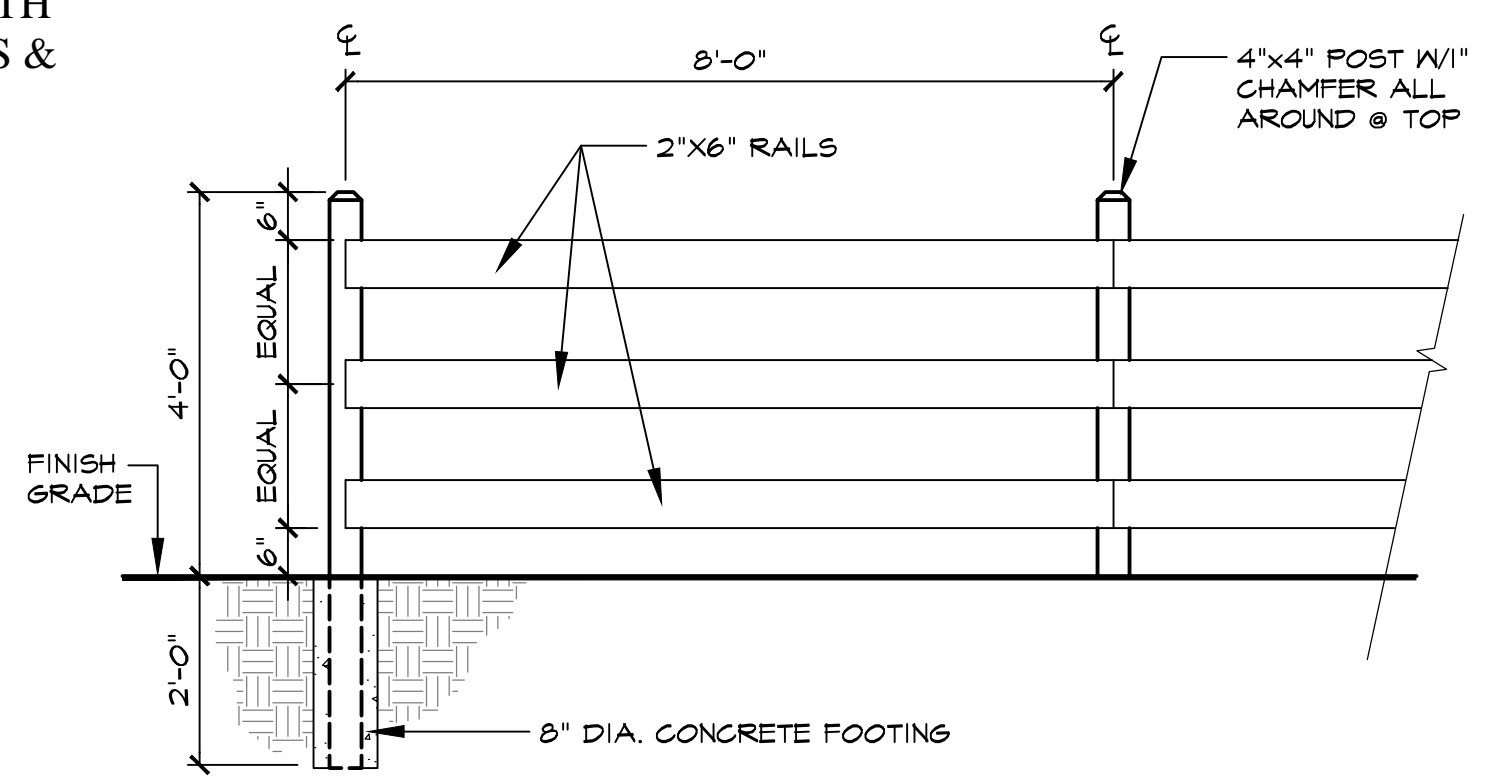
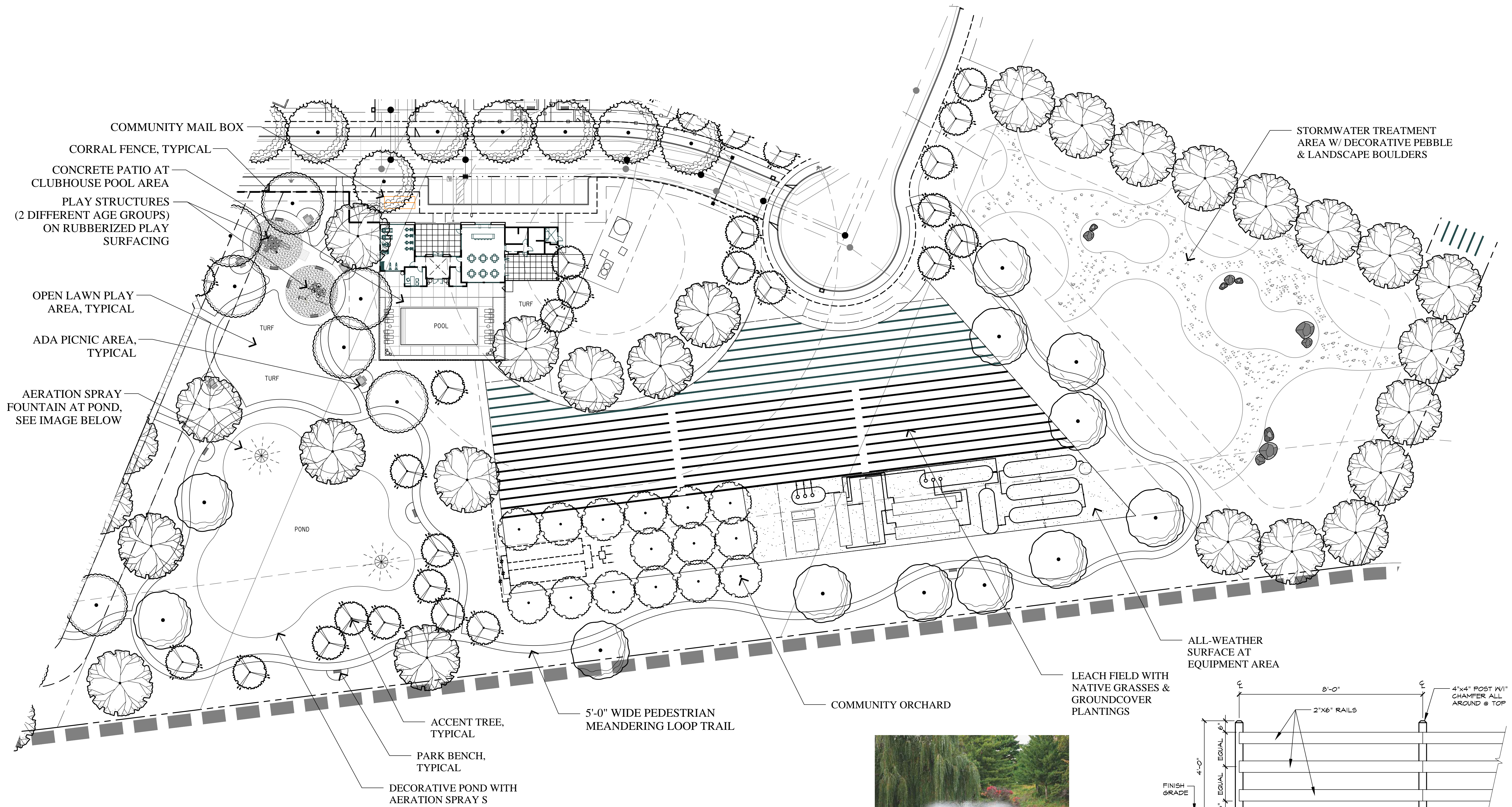
SEE SHEET L1 FOR PROPOSED PRELIMINARY TREE LEGEND

BOTANICAL NAME	COMMON NAME	WATER USE
TREES - SIDE & REAR YARDS		
CERCIS OCCIDENTALIS	WESTERN REDBUD	LOW
LAGERSTROEMIA INDICA	CRAPE MYRTLE	LOW
LAURUS NOBILIS	GRECIAN LAUREL	LOW
OLEA EUROPAEA 'SWAN HILL'	FRUITLESS OLIVE	LOW
PRUNUS CAROLINANA	CAROLINA CHERRY	LOW
PRUNUS C. 'KRAUTER VESUVIUS'	PURPLE-LEAF PLUM	LOW
SHRUBS & VINES		
ACACIA COGNATA 'COUSIN ITT'	COUSIN ITT ACACIA	LOW
ANIGOZANTHOS 'BUSH PEARL'	PINK KANGAROO PAW	LOW
ANIGOZANTHOS 'ORANGE CROSS'	ORANGE KANGAROO PAW	LOW
AGAVE ATTENUATA	FOX TAIL AGAVE	LOW
AGAVE X 'BLUE GLOW'	BLUE GLOW AGAVE	LOW
ARCTOSTAPHYLOS 'PACIFIC MIST'	PACIFIC MIST MANZANITA	LOW
BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLUE GRAMA	LOW
CAREX TUMULICOLA	BERKELEY SEDGE	LOW
CHONDRPETALUM TECTORUM	CAPE RUSH	LOW
CISTUS SKANBERGII	PINK ROCKROSE	LOW
CORREA 'PULCHELLA 'IVORY BELLS'	AUSTRALIAN FUSCHIA	LOW
DIETES IRIDIODES	FORTNIGHT LILY	LOW
EUONYMUS MICROPHYLLUS	BOXLEAF EUONYMUS	LOW
FESTUCA GLAUCA 'ELIJAH BLUE'	BLUE FESCUE	LOW
GELSEMUM SEMPERVIRENS	CAROLINA JESSAMINE	LOW
GREVILLEA 'NOELLY'	WOOLLY GREVILLEA	LOW
HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	LOW
LANTANA 'CHAPEL HILL YELLOW'	CHAPEL HILL LANTANA	LOW
LANTANA CAMARA 'MARY ANN'	MARY ANN LANTANA	LOW
LAVANDULA A. 'MUNSTEAD'	MUNSTEAD LAVENDER	LOW
LEUCODENDRON 'SAFARI SUNSET'	SAFARI SUNSET CONEBUSH	LOW
LIMONIUM PEREJII	STATICE	LOW
LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	LOW
LOMANDRA 'PLATINUM BEAUTY'	PLATINUM BEAUTY MAT RUSH	LOW
MUHLENBERGIA RIGENS	DEER GRASS	LOW
OLEA E. 'LITTLE OLLIE'	DWARF OLIVE	LOW
PLUMBAGO AURICULATA 'CAP PLUMBAGO'	CAPE PLUMBAGO	LOW
RHAPHIOLEPIS UMBELLATA 'MINOR'	YEDDO HAWTHORN	LOW
SALVIA MEXICANA 'LIMELIGHT'	MEXICAN SAGE	LOW
SENECIO SERPENS	BLUE CHALKSTICKS	LOW
STACHYS BYZANTINA 'HELEN VON STEIN'	LAMB'S EAR	LOW
WESTRINGEA FRUTICOSA 'BLUE GEM'	BLUE GEM WESTRINGEA	LOW
WESTRINGEA FRUTICOSA 'GREY BOX'	GREY BOX WESTRINGEA	LOW
XYLOSMA C. 'COMPACTA'	COMPACT XYLOSMA	LOW
SHRUBS - DRAINAGE SWALE & BIO-SWALE AREAS		
ARCTOSTAPHYLOS D. 'PACIFIC MIST'	MANZANITA	LOW
ACHILLEA FILIPENDULINA	FERNLEAF YARROW	LOW
BACCHARIS PILULARIS	DWARF COYOTE BRUSH	LOW
CHONDRPETALUM TECTORUM	SMALL CAPE RUSH	LOW
CISTUS SKANBERGII	PINK ROCKROSE	LOW
LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	LOW
JUNCUS PATENS	COMMON RUSH	LOW
MUHLENBERGIA RIGENS	DEER GRASS	LOW
RHAMNUS CALIFORNICA 'EVE CASE'	COFFEEBERRY	LOW
VERBENA TENUISECTA	MOSS VERBENA	LOW
GROUNDCOVERS		
APTENIA 'RED APPLE'	NO COMMON NAME	LOW
ARCTOSTAPHYLOS D. 'PACIFIC MIST'	BEARBERRY	LOW
MYOPORUM PARVIFOLIUM	MYOPORUM	LOW
TURF		
ROSMARINUS 'PROSTRATUS'	ROSEMARY	LOW
BOLERO - SODDED AVAILABLE FROM DELTA BLUE GRASS	TALL FESCUE TURF	HIGH
NO MOW TURF - SODDED AVAILABLE FROM DELTA BLUE GRASS	NATIVE FESCUES	LOW

** NOTE: A COMBINATION OF TREES, SHRUBS, AND GROUND COVER SHALL BE INCORPORATED INTO LANDSCAPING PLANS. MINIMUM SIZES ARE AS FOLLOWS: TREES TO BE 15 GALLON, SHRUBS TO BE 5 GALLON, GROUNDCOVER TO BE 1 GALLON.

NOTE: SEE SITE DETAILS ON SHEETS L18-L20.

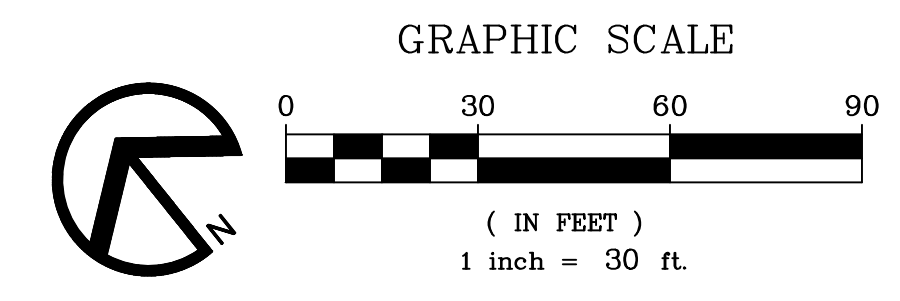




NOTE:
1. REFER TO MATERIALS MATRIX FOR COLORS AND FINISHES.



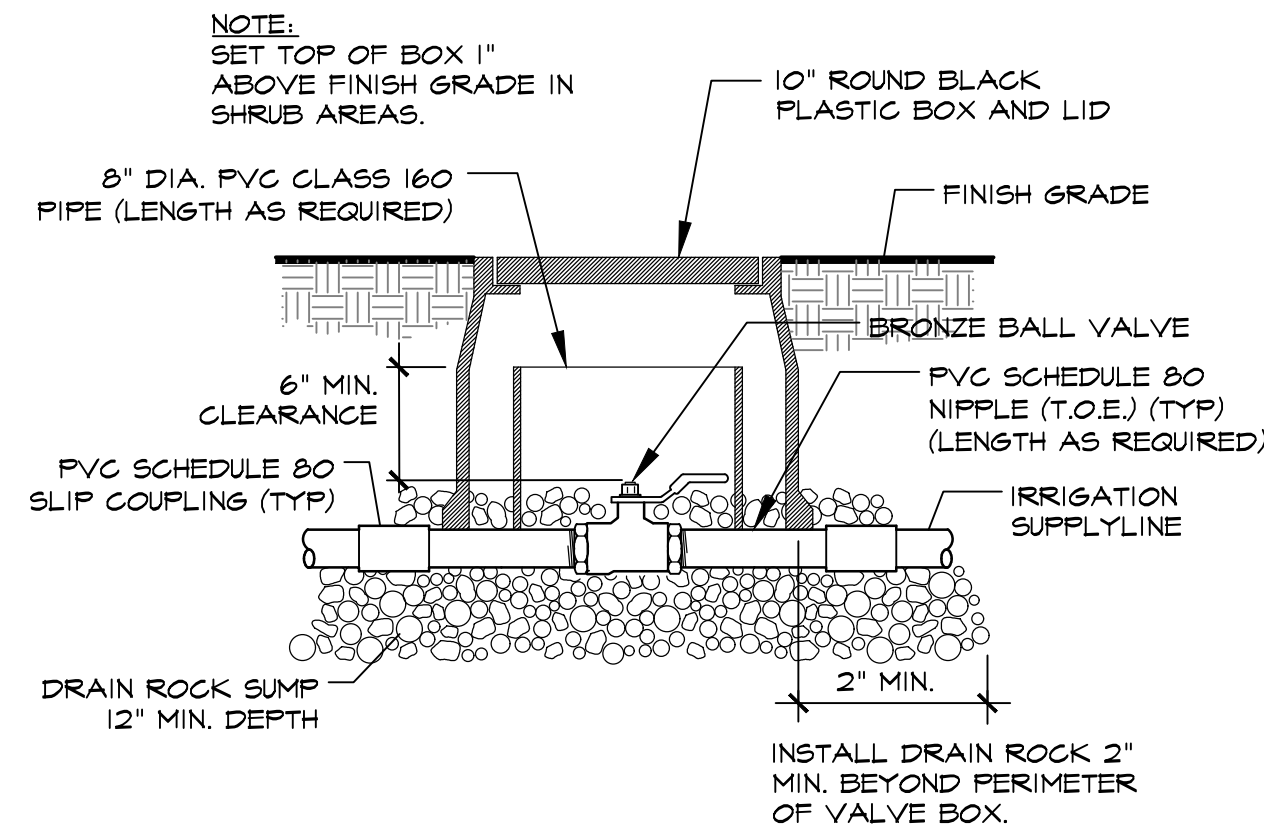
AERATION SPRAY FOUNTAIN



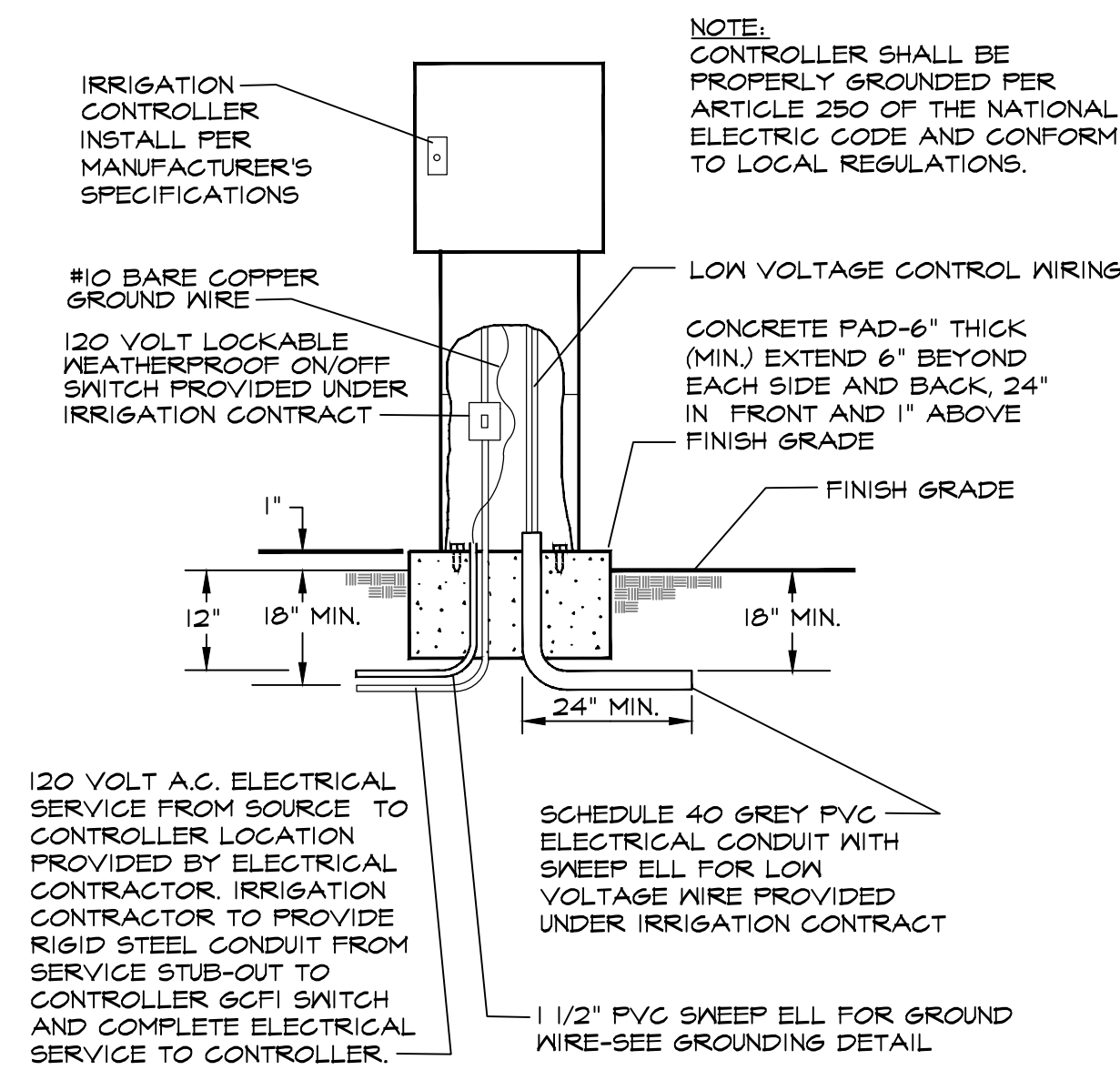
A CORRAL FENCE SCALE: 1/2" = 1'-0"

IRRIGATION SYSTEM NOTES

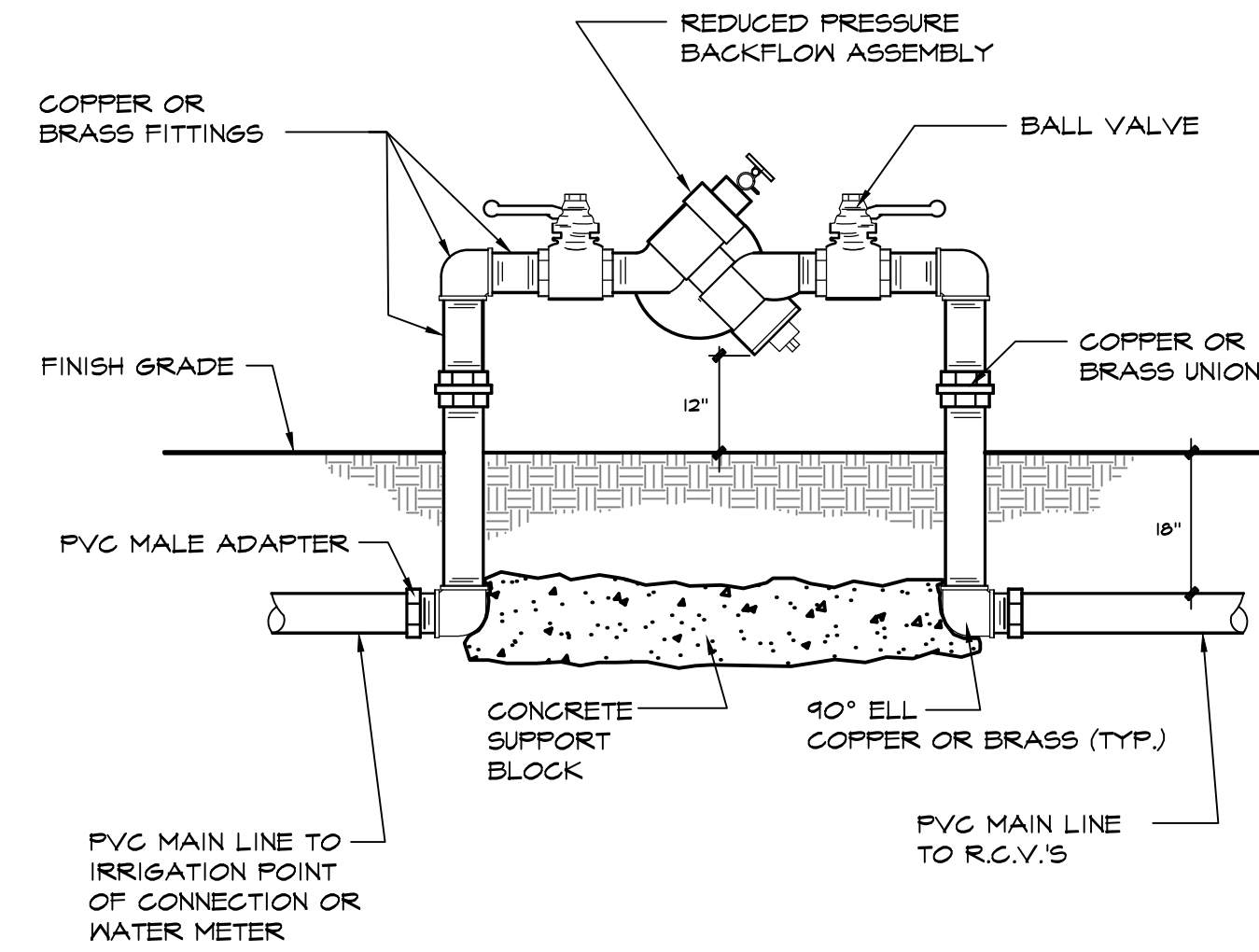
- IRRIGATION SYSTEMS ARE DESIGNED FOR A MAXIMUM OF 18 G.P.M. AT AN OPERATING PRESSURE OF 50 P.S.I. STATIC PRESSURE. VERIFY PRESSURE OF 50 P.S.I. AT THE POINT OF CONNECTION PRIOR TO INSTALLATION OF THE IRRIGATION SYSTEM. NOTIFY OWNERS REPRESENTATIVE IF MEASURED PRESSURE IS MORE THAN 70 P.S.I. OR LESS THAN 45 P.S.I.
- NOTIFY OWNERS REPRESENTATIVE SIX (6) DAYS PRIOR TO INSTALLATION TO SCHEDULE ANY REQUIRED PRE-INSTALLATION CONFERENCE AND FIELD REVIEW COORDINATION FOR TRENCH DEPTHS, ASSEMBLY REVIEWS, PRESSURE TESTS, COVERAGE TESTS, PRE-MAINTENANCE AND FINAL REVIEWS. A CONTINUITY TEST WILL BE REQUIRED FOR CONTROL WIRE STUBOUTS. NO SUBSTITUTIONS WILL BE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL FROM THE OWNERS REPRESENTATIVE.
- DOMESTIC WATER STUBOUT IS PROVIDED FOR IN IMMEDIATE VICINITY BY PLUMBING SECTION OF CONTRACT. CONNECT TO DISCHARGE SIDE OF STUBOUT.
- ALL EQUIPMENT REQUIRED BUT NOT SPECIFIED ON THE PLANS SHALL BE PROVIDED TO INSURE A COMPLETE AND FUNCTIONAL SYSTEM. INSTALL ALL EQUIPMENT IN ACCORDANCE WITH LOCAL CODES, MANUFACTURERS INSTRUCTIONS AND AS INDICATED ON THE PLANS. AVOID ANY CONFLICTS BETWEEN SPRINKLER SYSTEM, PLANTING OR OTHER ARCHITECTURAL FEATURES. NOTIFY IRRIGATION CONSULTANT, PRIOR TO INSTALLATION, OF ANY AREA OR GRADE DIFFERENCES OR OBSTRUCTIONS NOT INDICATED ON THE PLANS.
- PRIOR TO COMMENCING WORK, CONTRACTOR TO LOCATE ALL CABLES, CONDUITS, SEWERS, AND OTHER UTILITIES OR ARCHITECTURAL FEATURES THAT ARE COMMONLY ENCOUNTERED UNDERGROUND AND TAKE PROPER PRECAUTIONS NOT TO DAMAGE OR DISTURB SUCH IMPROVEMENTS. ANY DAMAGE MADE DURING THE INSTALLATION OF THE IRRIGATION SYSTEM OF THE AFOREMENTIONED ITEMS SHALL BE REPAIRED AND/OR REPLACED TO THE SATISFACTION OF THE OWNER AT THE CONTRACTORS OWN EXPENSE.
- INSTALL WALL MOUNT CONTROLLER IN GARAGE, APPROXIMATELY WHERE INDICATED. EXACT LOCATION OF WALL MOUNT CONTROLLERS TO BE DETERMINED AT JOBSITE BY ARCHITECT. 120 VOLT ELECTRICAL SUPPLY IS PROVIDED FOR IN IMMEDIATE VICINITY BY ELECTRICAL SECTION OF CONTRACT. MAKE FINAL 120 VOLT ELECTRICAL CONNECTION TO CONTROLLER. USE THIN WALL METAL CONDUIT ABOVE GRADE. PROGRAM CONTROLLERS TO NOT EXCEED MAXIMUM FLOW RATE STATED IN NOTE NO. 1. INSTALL PER MANUFACTURERS SPECIFICATIONS. CONTROLLERS SHALL BE PROPERLY GROUNDED PER ARTICLE 250 OF THE NATIONAL ELECTRIC CODE AND CONFORM TO LOCAL REGULATIONS. INSTALL AS DETAILED. SEAL ALL CONDUIT HOLES WITH SILICONE OR EQUAL. PROGRAM CONTROLLERS PER MANUFACTURERS SPECIFICATIONS.
- USE APPROPRIATE SOLVENT AND APPLICATOR, AND PRIMER IF REQUIRED, FOR PIPE SIZE AND TYPE APPLICATIONS. APPLY PER MANUFACTURERS RECOMMENDATIONS. PIPE JOINT COMPOUND FOR THREADED JOINTS SHALL BE WHITLAM BLUE MAGIC INDUSTRIAL GRADE THREAD SEALING COMPOUND. APPLY PER MANUFACTURERS RECOMMENDATIONS.
- INSTALL ALL EQUIPMENT AS DETAILED.
- ALL HEADS SHALL HAVE RISER ASSEMBLIES AS DETAILED. INSTALL CHECK VALVES AS SHOWN ON BUBBLER RISER ASSEMBLY DETAIL WHERE LOW HEAD DRAINAGE OCCURS. NOTE ESPECIALLY TO AVOID DRAINAGE AT SIDEWALKS AND OTHER POINTS WHERE PUDDLING WILL CAUSE DAMAGE OR HAZARD. LEAN SPRINKLER HEADS ON SLOPES (ANGLE VARIES DEPENDING UPON TRAJECTORY OF SPRAY AND DEGREE OF SLOPE) TO MAXIMIZE UPHILL THROW. INSTALL FLOOD BUBBLERS ON UP HILL SIDE OF TREES.
- ADJUST ALL SPRINKLER HEADS FOR COMPLETE COVERAGE WITH MINIMUM SPRAY ON BUILDINGS, ASPHALT, SIDEWALKS, ROADWAYS, ETC. AND THROTTLE FLOW CONTROL AT VALVES FOR OPTIMUM OPERATION. WHEN THROTTLING IS NOT USED TO CONTROL MISTING OR OVERSPRAY, BACK-OFF MANUAL FLOW CONTROL 1/2 TO 1 1/2 TURNS FROM POINT WHERE CLOSING EFFECTS SPRINKLER COVERAGE. ADJUST ALL BUBBLERS AT TREES AS REQUIRED FOR DEEP ROOT WATERING. OVERHEAD IRRIGATION SHALL BE SCHEDULED BETWEEN 8:00PM AND 10:00AM UNLESS WEATHER CONDITIONS PREVENT.
- ALL PIPE UNDER PAVEMENT SHALL BE SCHEDULE 40 PVC. ALL WIRING UNDER PAVEMENT TO BE INSTALLED IN PVC SCHEDULE 40 ELECTRICAL CONDUIT AT A TWENTY FOUR (24") DEPTH BELOW GRADE. SURROUND PIPES WITH SAND IN AREAS WHERE ROCKY TERRAIN IS ENCOUNTERED.
- ALL VALVE CONTROL WIRE SHALL BE MINIMUM NO. 14 AWG COPPER UL APPROVED FOR DIRECT BURIAL IN GROUND. CONNECT WIRES USING 3M DBY CONNECTORS PER MANUFACTURERS SPECIFICATIONS. TAPE WIRES IN BUNDLES EVERY TEN FEET (10').
- MULTI-OUTLET EMITTERS SHOWN ARE DIAGRAMMATIC ONLY. INSTALL EMITTER IN GROUPS OF PLANTS AND RUN DISTRIBUTION TUBING TO PLANTS. INSTALL OUTLETS AS FOLLOWS:
 - 1 PCC-2 GPH EMITTER AT EACH 1-GALLON LOW WATER USE PLANT
 - 1 PCC-2 GPH EMITTER AT EACH 1-GALLON MEDIUM WATER USE PLANT
 - 1 PCC-2 GPH EMITTER AT EACH 5-GALLON LOW WATER USE PLANT
 - 1 PCC-2 GPH EMITTER AT EACH 5-GALLON MEDIUM WATER USE PLANT
 INSTALL EMITTERS ON UP GRADE SIDE OF PLANTS ABOVE ROOTBALL
- PROVIDE LITERATURE OF ALL DRIP SYSTEM COMPONENTS INCLUDING ANY PREVENTATIVE MAINTENANCE AND TROUBLE SHOOTING GUIDES TO OWNER AND REVIEW MAINTENANCE PROCEDURES INCLUDING:
 - CLEANING FILTER IN WYE STRAINER(S)
 - REPAIRING BREAKS IN PIPE(S)
 - ADDING EMITTERS AND TUBING FOR EXPANSION/INSTALLING PLUGS
 - INSPECTION OF EMITTERS AND OUTLETS
- MAINTENANCE CONSIDERATIONS: FILTER CLEANING AND FLUSHING SHOULD START OUT AS A MONTHLY PROCEDURE (MORE FREQUENT FOR DIRTY WATER SITUATIONS) AND ADJUST TIMING AS APPROPRIATE. VISUALLY CHECK FOR INDICATIONS OF PIPE BREAKS OR CLOGGED EMITTERS ON A REGULAR BASIS. DURING WINTER MONTHS, WHEN THE SYSTEM IS NOT IN USE, THE DRIP SYSTEM(S) SHOULD BE RUN ABOUT EVERY 2 WEEKS FOR 2-4 MINUTE MINIMUM RUNTIME.
- ALL SUPPLYLINE PIPES SHALL BE TESTED HYDRAULICALLY AT 125% OF DESIGN PRESSURE AND SPRINKLER LINE PIPES SHALL BE TESTED AT LINE PRESSURE. THERE SHALL BE NO LEAKS FOR A PERIOD OF TWO (2) HOURS. CENTER LOAD PIPING (BUT DO NOT COVER FITTINGS) TO PREVENT ARCHING OR SLIPPING UNDER PRESSURE.
- ALL BACKFILL MATERIAL SHALL BE FREE OF ROCKS, CLODS, AND OTHER EXTRANEIOUS MATERIALS. COMPACT BACKFILL TO ORIGINAL DENSITY OF SOIL.
- AT JOB COMPLETION, SUPPLY OWNER WITH TWO (2) KEYS FOR CONTROLLER.
- OBTAIN CLEAN SET OF IRRIGATION PLANS FROM ARCHITECT AND ACCURATELY AND NEATLY MARK ALL CHANGES MADE DURING CONSTRUCTION. ALL DRAFTING TO BE DONE BY A COMPETENT DRAFTSPERSON. SUBMIT TO OWNER FOR ACCEPTANCE.
- GUARANTEE THE IRRIGATION SYSTEM AGAINST DEFECTIVE MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE.
- THE IRRIGATION SCHEDULES ARE BASED ON THE IRRIGATION SYSTEM'S ATTRIBUTES AND ARE ONLY GUIDELINES FOR PROGRAMMING CONTROLLERS. THESE SCHEDULES TAKE INTO ACCOUNT HISTORICAL WEATHER DATA AND ESTIMATES OF SOIL COMPOSITION, PLANT TRANSPIRATION CHARACTERISTICS AND IRRIGATION SYSTEM UNIFORMITY. SINCE RUN TIMES ARE BASED ON AVERAGE HISTORICAL WEATHER DATA FOR A PARTICULAR REGION, THE PROGRAMS SHOULD BE ADJUSTED TO REFLECT ACTUAL VARIATIONS IN THE WEATHER. IDEALLY ADJUSTMENTS SHOULD BE MAKE FOR EACH WATERING CYCLE; HOWEVER, WEEKLY ADJUSTMENTS ARE ACCEPTABLE. MONTHLY ADJUSTMENTS BEING THE MINIMUM REQUIREMENT, IN ORDER TO AFFECT SIGNIFICANT WATER SAVINGS. IN ADDITION TO MAKING THESE ADJUSTMENTS, THE GROUNDS SHOULD BE MONITORED REGULARLY TO ASSESS THE ESTIMATED SCHEDULE AND THE CONTROLLER PROGRAMS SHOULD BE 'TUNED' TO ADJUST TO SITE CONDITIONS.
- THIS PLAN COMPLIES WITH THE CRITERIA OF THE COUNTY'S WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIES THEM FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN.
- AFTER INSTALLATION CONTRACTOR SHALL ARRANGE AN IRRIGATION WATER USE ANALYSIS/WATER AUDIT TO BE CONDUCTED BY A CERTIFIED LANDSCAPE IRRIGATION AUDITOR, CONTACT THE LANDSCAPE ARCHITECT TO COMPLETE THE CERTIFICATE OF COMPLETION FOR SUBMITTAL TO COUNTY FOR OCCUPANCY PERMIT.



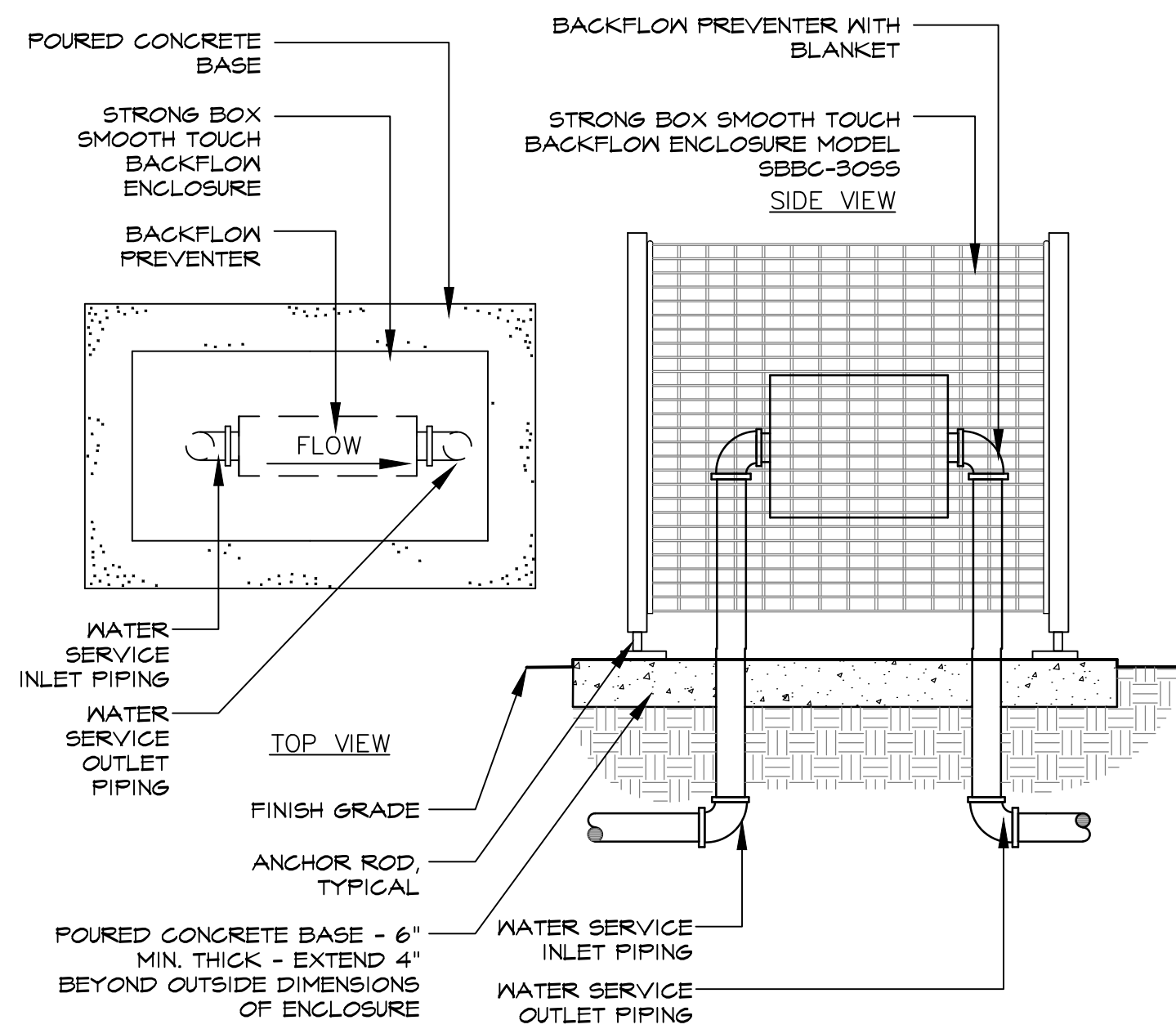
A BALL VALVE SCALE: NOT TO SCALE
016 - BallValve_18



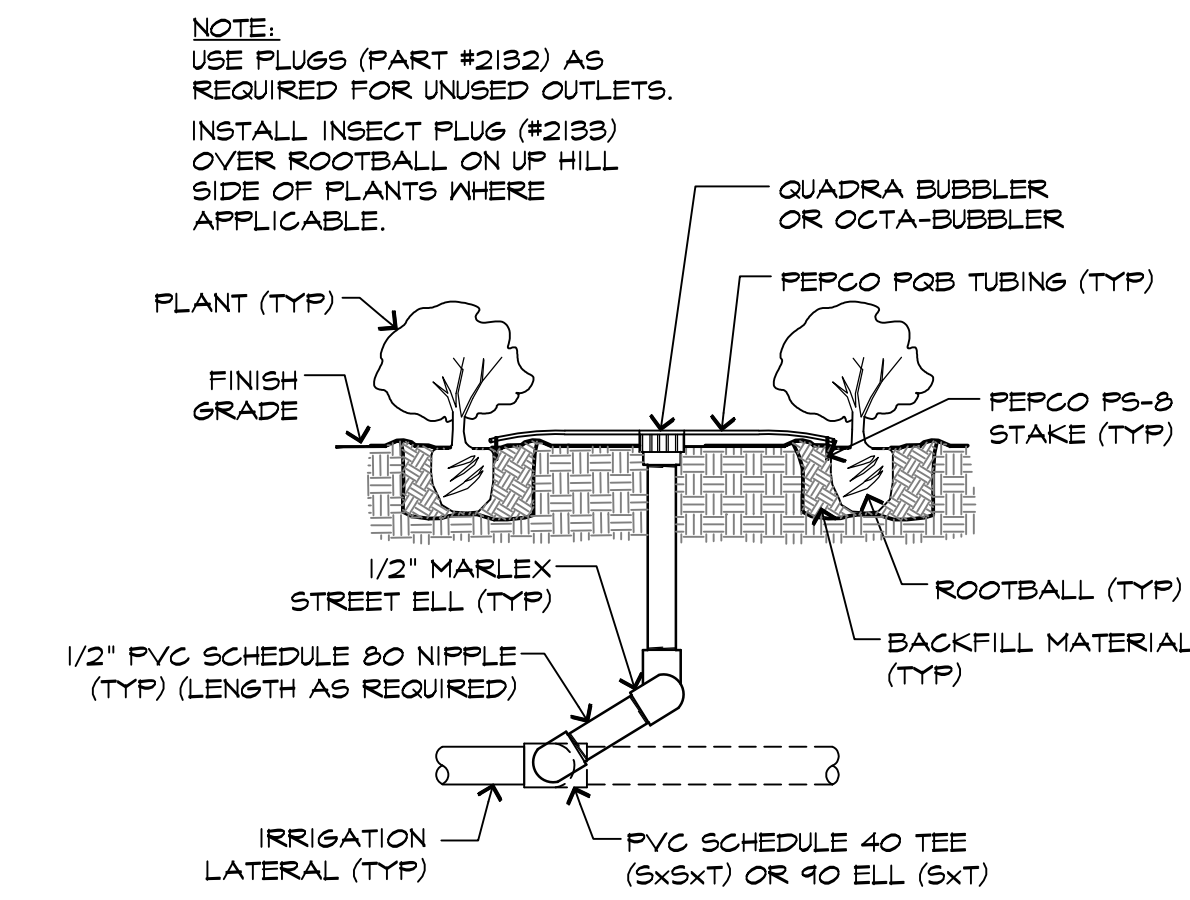
B PEDESTAL MOUNT CONTROLLER INSTALLATION SCALE: 1/2" = 1'-0"
024 -



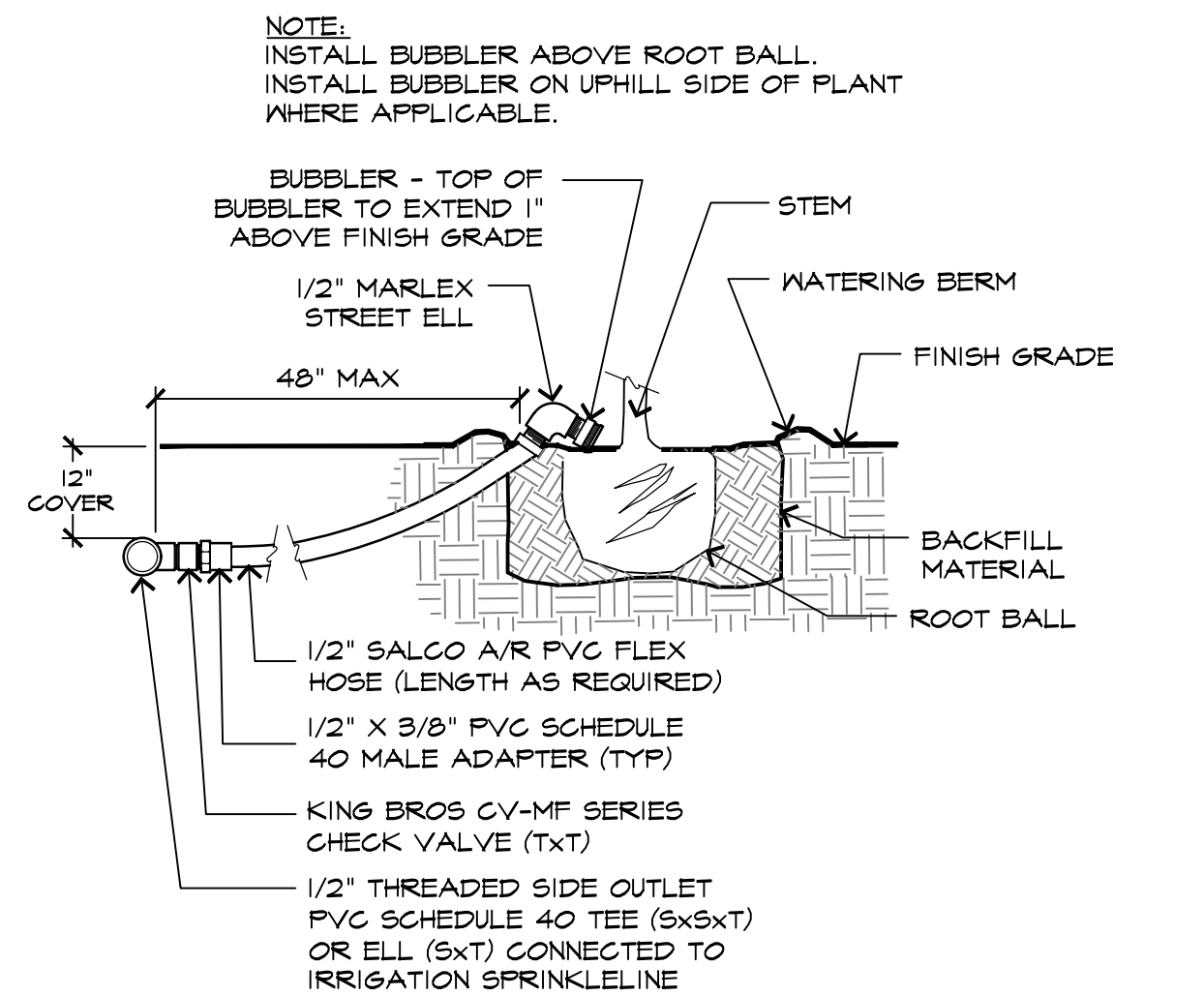
C BACKFLOW ASSEMBLY VALVE INSTALLATION SCALE: 1/2" = 1'-0"
024 -



D BACKFLOW ENCLOSURE SCALE: 3/4" = 1'-0"
016 -



E OCTA-BUBBLER OR QUADRA-BUBBLER INSTALLATION SCALE: 1/2" = 1'-0"
024 -



F BUBBLER INSTALLATION FOR TREES IN GC/BARK AREAS SCALE: Not To Scale
024 - Balfrees



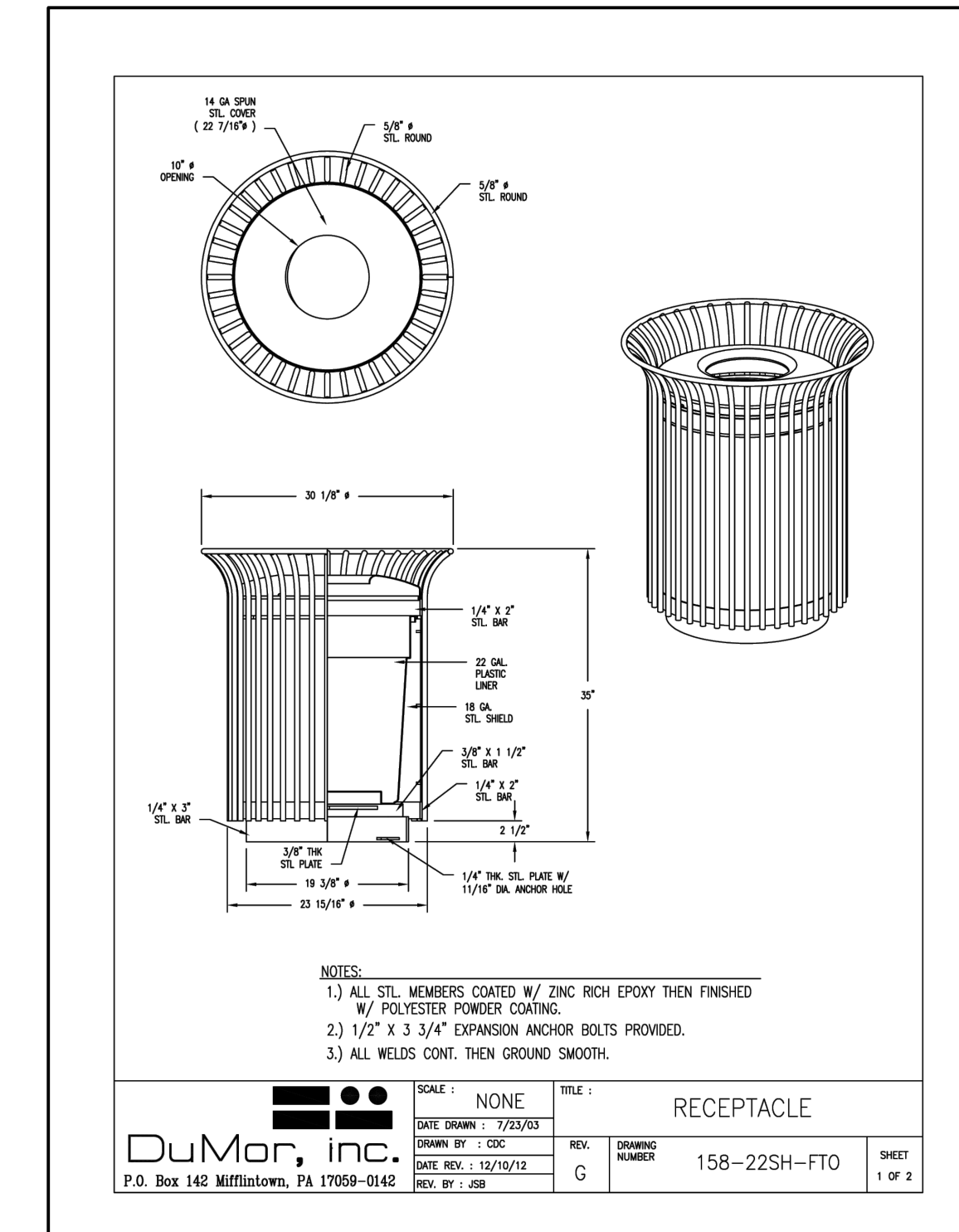
NOTE:
 1. FIRE TABLE TO BE MANOS 'BEAM' OR EQUAL, SIZE: LARGE, 80" L x 36" W x 15" H.
 2. COLOR TO BE 'HURRICANE' OR EQUAL.

A FIRE PLACE
APARTMENT BUILDING COMMONS



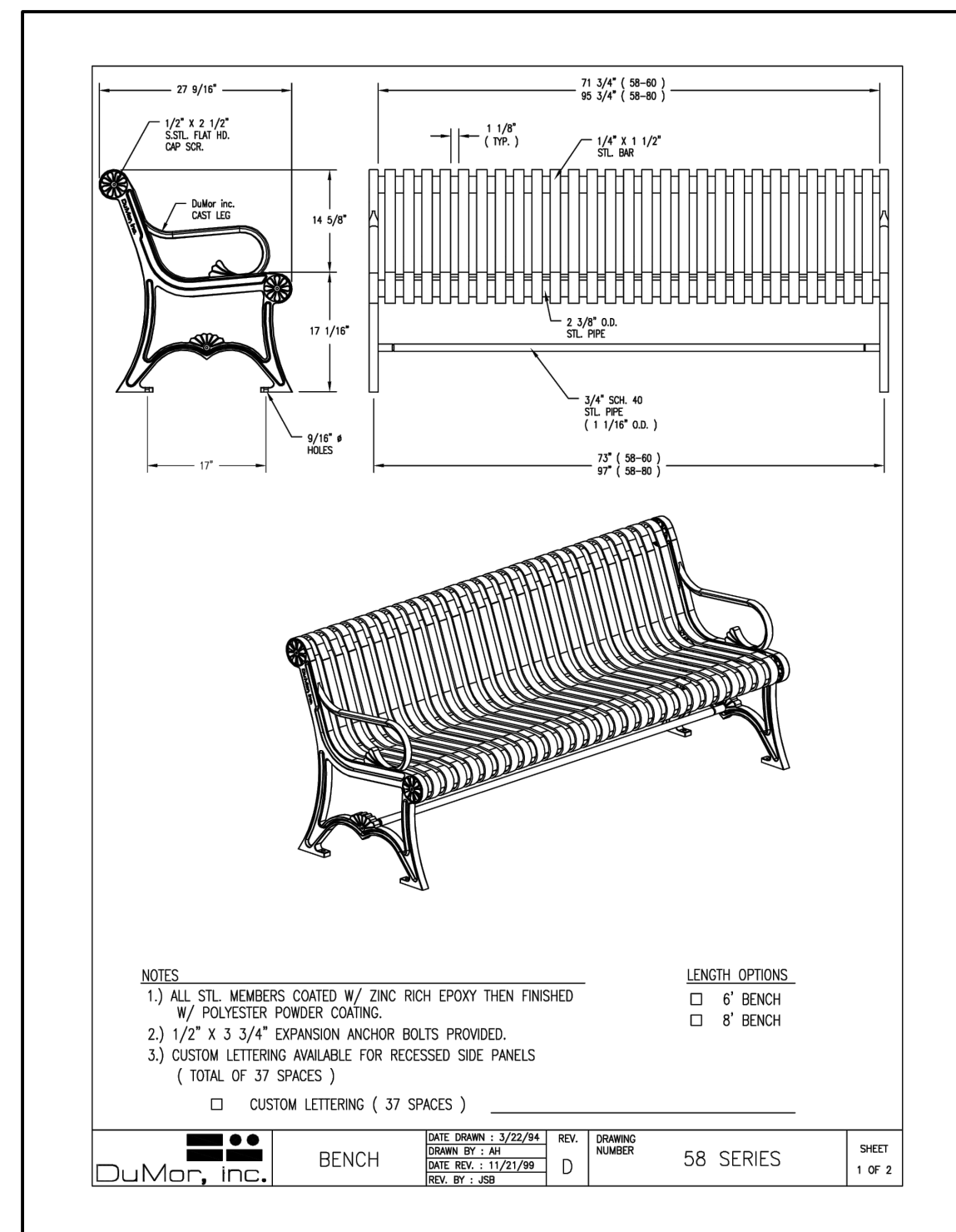
NOTES:
 1. SHADE STRUCTURE TO BE 16'X20' SINGLE TIER STEEL FRAME SHELTER AT APARTMENT BUILDING COMMONS & 10'X10' SINGLE TIER STEEL FRAME SHELTER AT DOG PARKS; STANDARD POSTS, 24-GAUGE R-PANEL ROOF, W/OPTIONAL "CIRCLE PATTERN" LATTICE TRIM ALL FOUR SIDES.
 2. AVAILABLE FROM SUPERIOR RECREATION PRODUCTS OR EQUAL.
 3. BRFSHELTER.COM (800) 527-8774
 4. FRAME COLOR TO BE BRONZE, ROOF COLOR TO BE PATRICIAN BRONZE.
 5. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
 6. AVAILABLE FROM [HTTPS://SUPERIORRECREATIONALPRODUCTS.COM/](https://superiorrecreationalproducts.com/)

B SHADE STRUCTURE



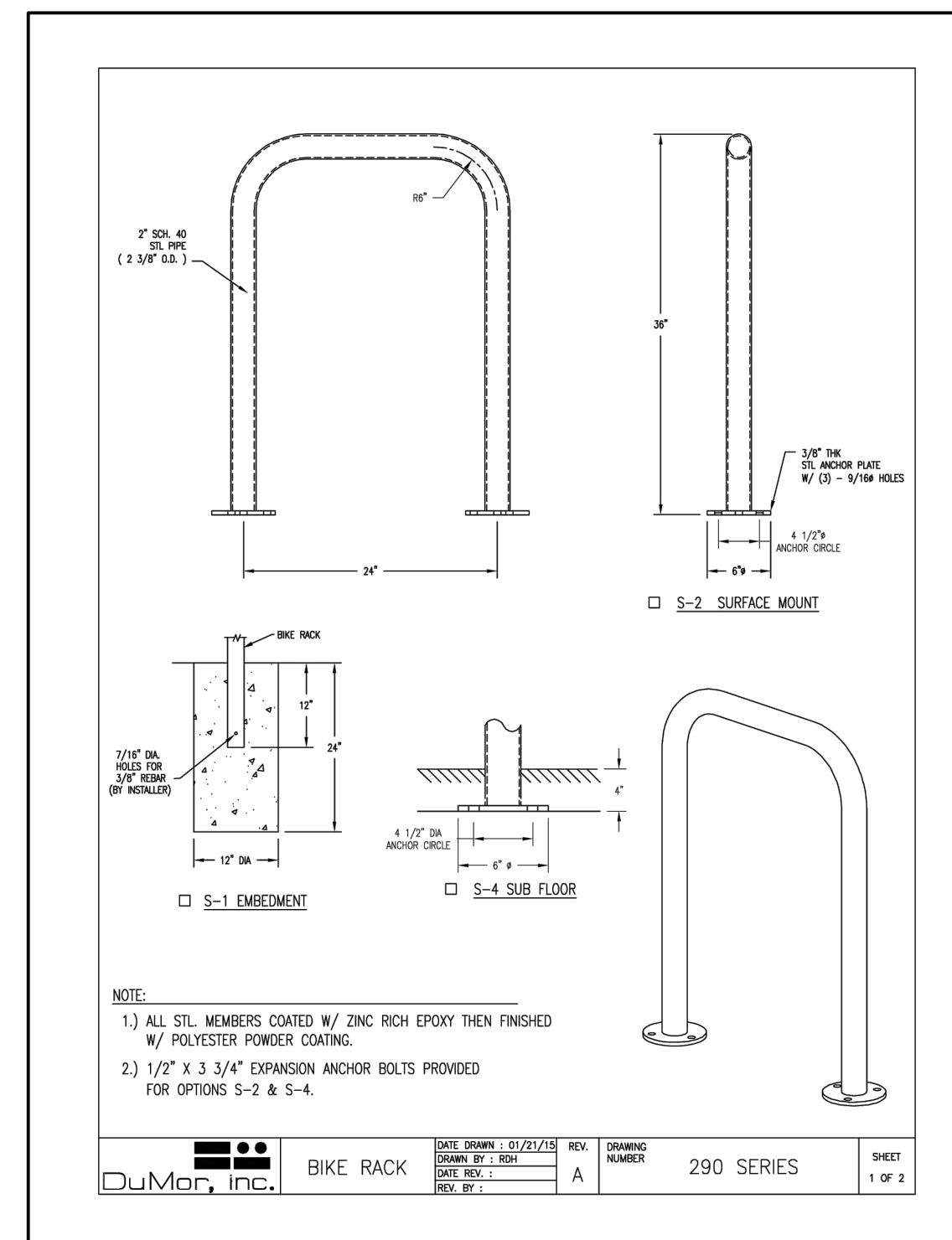
NOTE:
 1. TRASH RECEPTACLE TO BE DUMOR 158 SERIES OR EQUAL. AVAILABLE FROM [HTTPS://DUMOR.COM/](https://dumor.com/)
 2. COLOR: BLACK, INSTALL PER MANUFACTURER'S INSTRUCTIONS.

C TRASH RECEPTACLE



NOTE:
 1. BENCH TO BE 6 FEET, DUMOR 58 SERIES OR EQUAL. AVAILABLE FROM [HTTPS://DUMOR.COM/](https://dumor.com/)
 2. COLOR: BLACK, INSTALL PER MANUFACTURER'S INSTRUCTIONS.

D BENCH



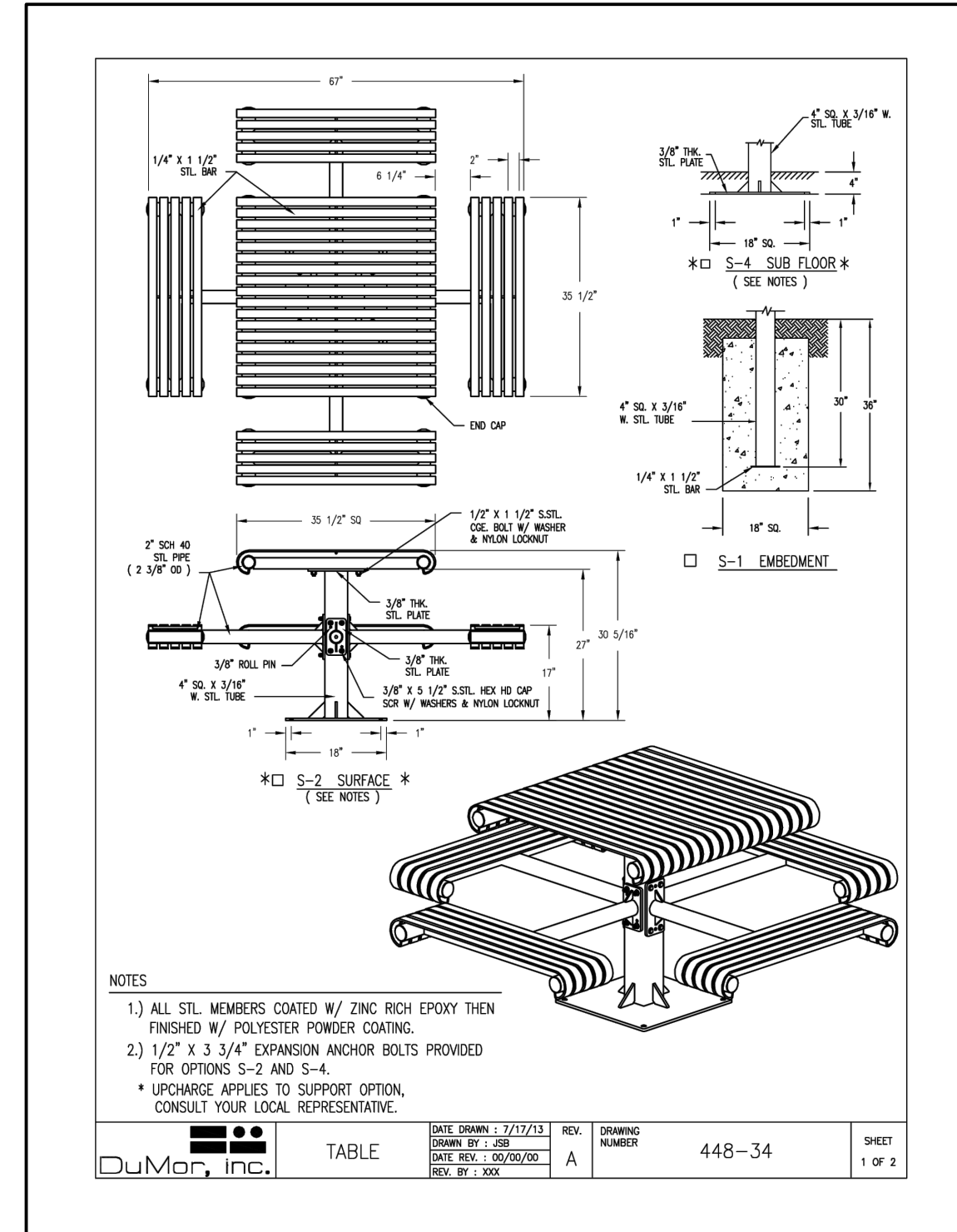
NOTE:
 1. BIKE RACK TO BE DUMOR 290 SERIES OR EQUAL. AVAILABLE FROM [HTTPS://DUMOR.COM/](https://dumor.com/)
 2. COLOR: BLACK
 3. SURFACE MOUNT, INSTALL PER MANUFACTURER'S INSTRUCTIONS.

E BIKE RACK



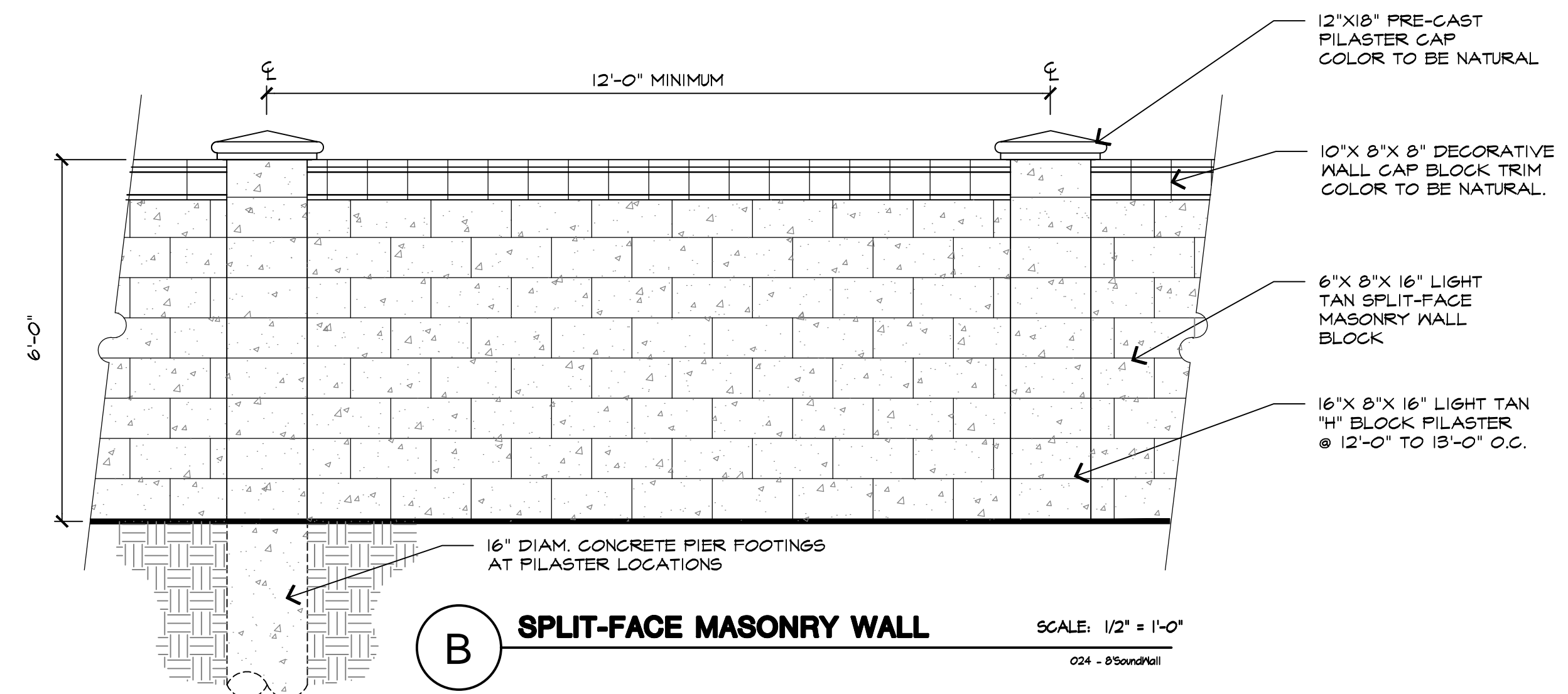
NOTE:
 1. DOG WASTE STATION TO BE THE GENTRY SERIES, SKU-LJB006-GRN, AVAILABLE FROM [HTTPS://ZEROWASTEUSA.COM/](https://zerowasteusa.com/)
 2. COLOR: BLACK, INSTALL PER MANUFACTURER'S INSTRUCTIONS

F DOG WASTE STATION

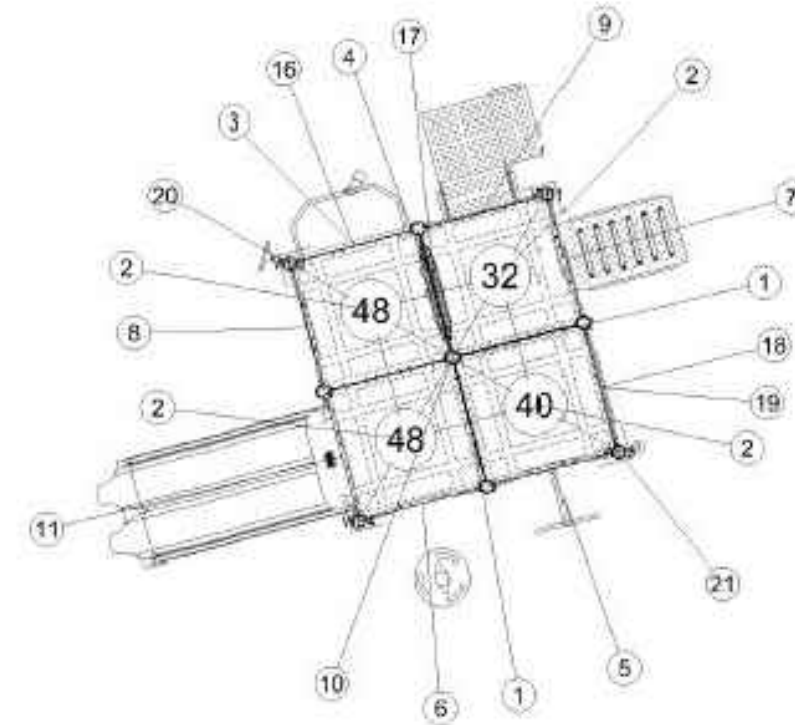


NOTE:
 1. PICNIC TABLE TO BE DUMOR 448 SERIES OR EQUAL, AVAILABLE FROM [HTTPS://DUMOR.COM/](https://dumor.com/)
 2. COLOR: BLACK, INSTALL PER MANUFACTURER'S INSTRUCTIONS.

A PICNIC TABLE



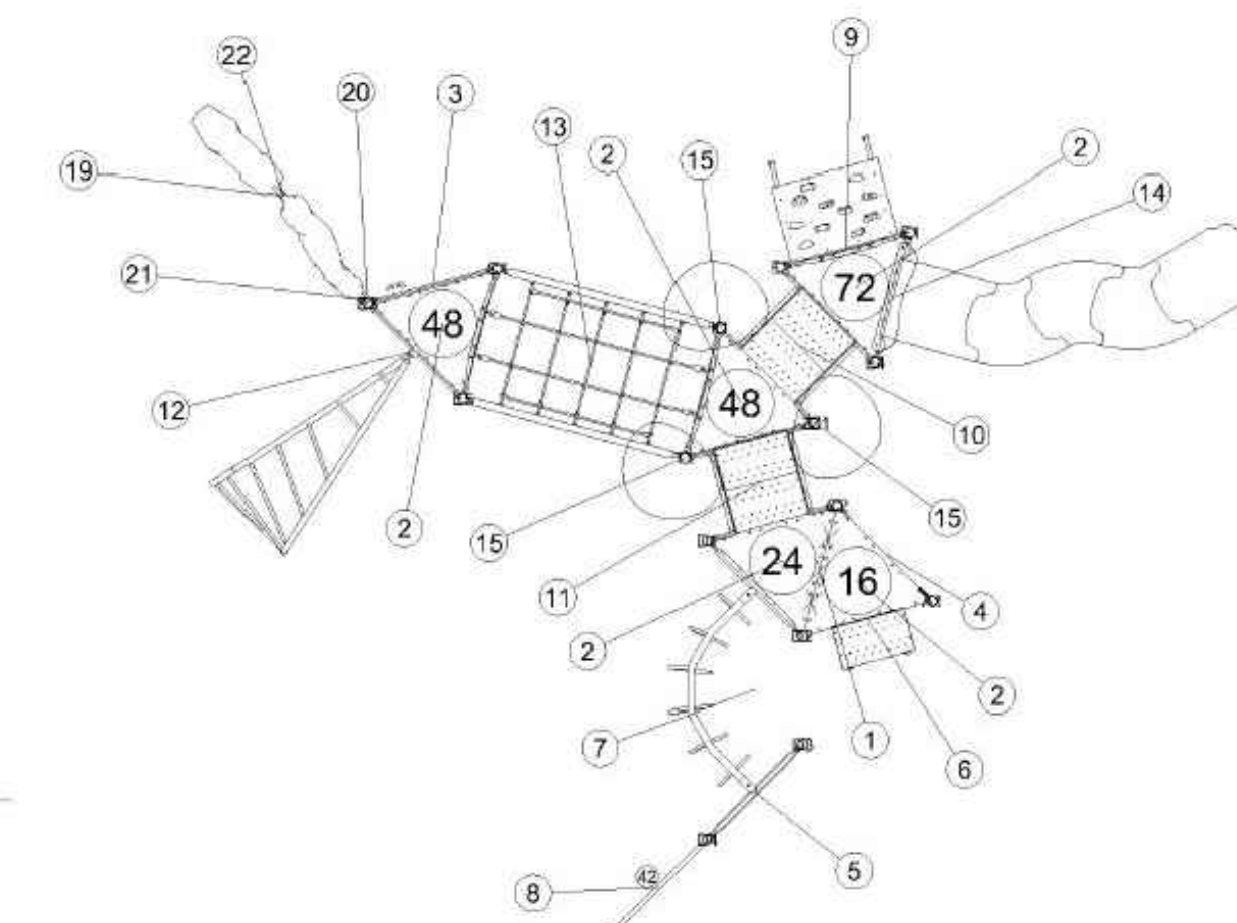
B SPLIT-FACE MASONRY WALL



ITEM	COMP.	DESCRIPTION
1	270-0050	8" CLOSURE PLATE
2	270-0130	SQUARE PLATFORM
3	270-0148	BALCONY
4	270-0030	1" CLOSURE PLATE
5	370-0148	SNAGS CLIMBER 32" - 48"
6	370-0172	TRICE CLIMBER 40" - 48"
7	370-0066	TRUCK TO TRUCK PLANK GROUND
8	370-0062	MOUNTAIN TOP CLIMBER 48"
9	370-0718	TRANSFER SECTION, HANDMAN
10	470-0072	STEEL QUAD ROOF WITH CURBS
11	470-0438	TRIPLE RAIL SLIDE 48" - 48"
12	800-0900	TOT SEAT, 7' & 8' PAIR, STD CH
13	800-0130	12' CLIMBER SWING
14	800-2573	ICE-FORGE SPINNER
15	870-0066	2 SEAT ROOFS
16	870-0016	TELESCOPE ASSEMBLY
17	870-0788	TC TAG TOE PANEL ASSEMBLY
18	870-1081	12' BRUSH PANEL
19	870-2087	BCE ACCESSIBLE REACH PANEL
20	870-0031	POST MOUNT ED STEERING WH
21	870-0030	POST MOUNTED BELL

NOTE:
 1. TODDLER PLAYGROUND EQUIPMENT TO BE BURKE NU-2222 OR EQUAL.
 2. PLAY EQUIPMENT COLORS TO BE SELECTED.
 3. INSTALL PER MANUFACTURER'S INSTRUCTIONS. [HTTPS://WWW.BCBURKE.COM/](https://www.bcburke.com/)
 4. TEL: (920)-921-9220
 5. FOR MORE INFORMATION, SEE PROPOSAL PREPARED BY BURKE.

C TOT LOT PLAY STRUCTURE



ITEM	COMP.	DESCRIPTION
1	290-0050	8" CLOSURE PLATE
2	290-0221	TRANGLE PLATFORM S3P
3	230-0259	OFFSET ENCLOSURE, S3
4	330-0015	GRAB BARS
5	330-0247	END PLINGS
6	330-0013	SINGLE STEP
7	330-0386	60 DEG TRL DECK TO DECK
8	330-0451	CROSS BAR
9	330-0268	51 DEG SL OPR CLIMBER 72"
10	330-0029	24" TRANSITION STAIR W/BARR
11	330-0033	24" TRANSITION STAIR W/BARR
12	330-0049	48" SE CENTER MOUNT TWIST
13	330-0074	ARCHED NOSE CLIMBER
14	430-0546	VIPER S 64-72
15	430-0618	PETAL POST TOPPER
16	550-0063	SINGLE POST SWING ASSEMBL
17	550-0094	SINGLE POST SWING ADD-ON S
18	550-0112	BELT SEAT, 8' PAIR, STD CHAIN
19	560-0040	ROCKIT END PANEL
20	560-0541	ROCKIT OFF SET PANEL
21	660-0138	ROCKIT ATTACHMENT POST T9
22	660-0140	ROCKIT 2 POST 112.5H" LOW

NOTE:
 1. TEEN PLAYGROUND EQUIPMENT TO BE BURKE 3D-1900 OR EQUAL.
 2. PLAY EQUIPMENT COLORS TO BE SELECTED.
 3. INSTALL PER MANUFACTURER'S INSTRUCTIONS
 4. [HTTPS://WWW.BCBURKE.COM/](https://www.bcburke.com/)
 5. TEL: (920)-921-9220
 6. FOR MORE INFORMATION, SEE PROPOSAL PREPARED BY BURKE.

D TEEN PLAY STRUCTURE



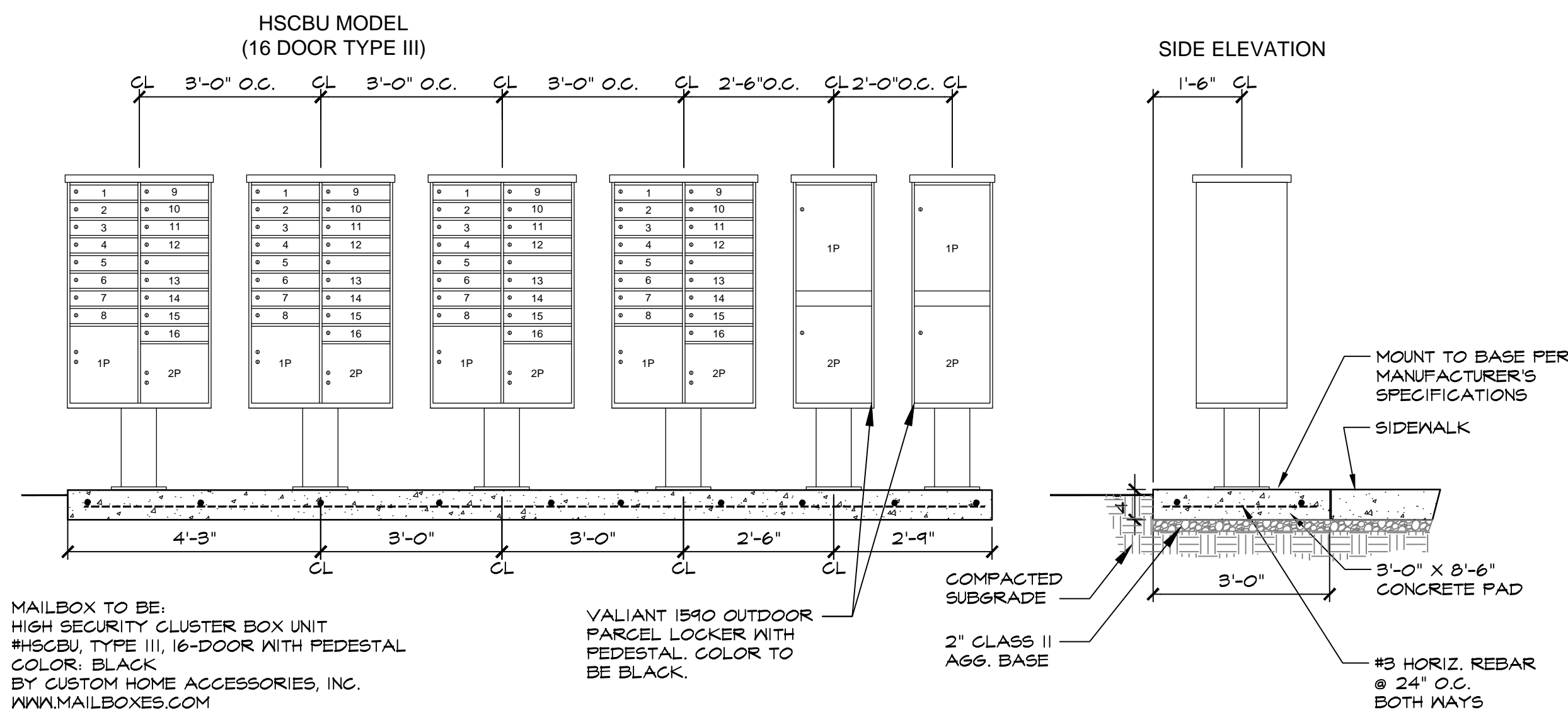
A LOUNGE CHAIR & LOVESEAT
APARTMENT BUILDING COMMONS



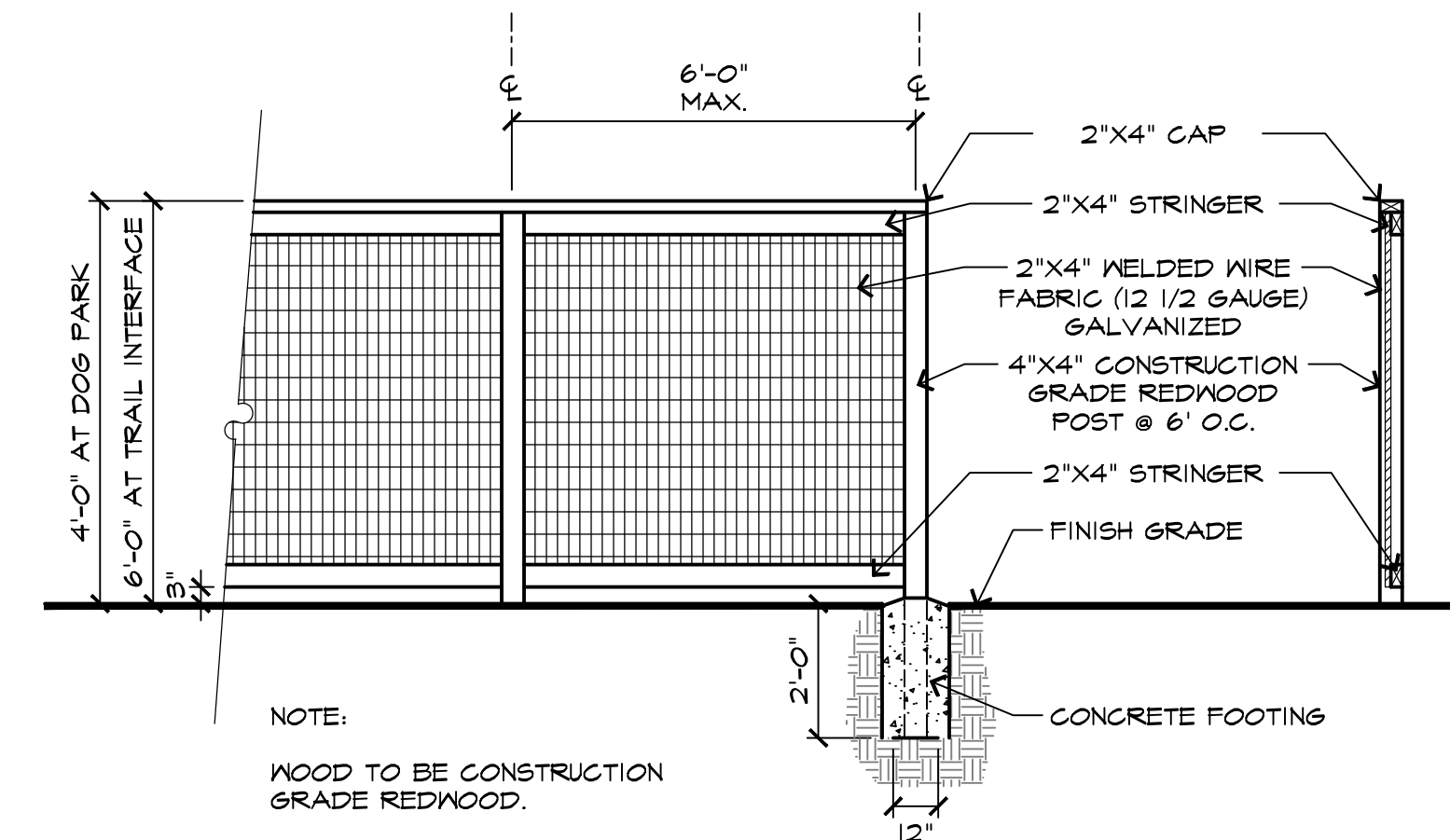
B BBQ IMAGERY
APARTMENT BUILDING COMMONS



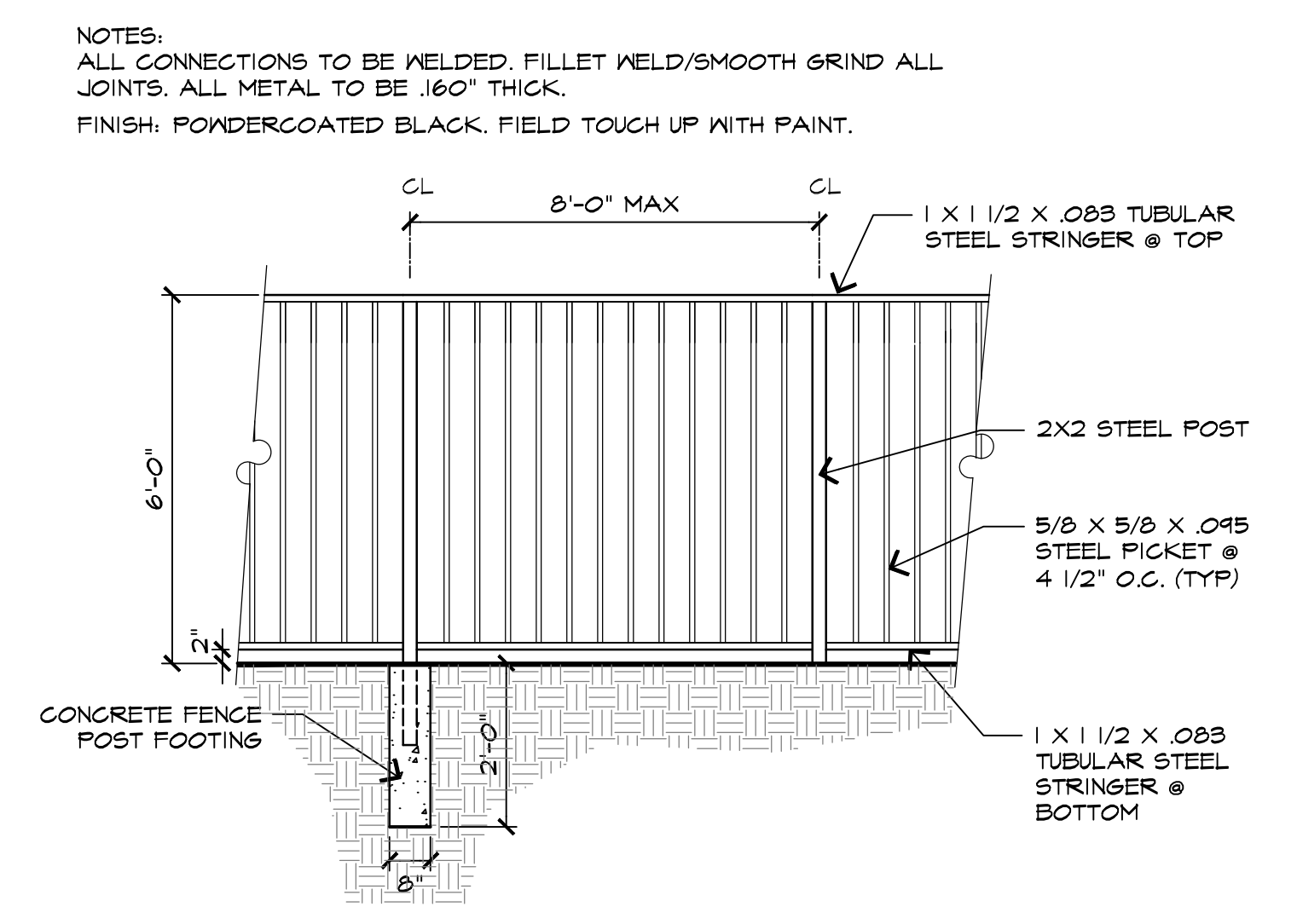
C COFFEE TABLE
APARTMENT BUILDING COMMONS



D COMMUNITY MAILBOXES
SCALE: 1/2" = 1'-0"



E 4'-0" & 6'-0" HIGH WIRE MESH FENCE
SCALE: 3/8" = 1'-0"



F TUBULAR STEEL FENCE
SCALE: 1/2" = 1'-0"

SHRUBS & GROUNDCOVERS



SALVIA M. 'LIMELIGHT'
LIMELIGHT MEXICAN SAGE



LAVATERA ASSURGENTIFLORA
MALVA ROSA



LOMANDRA LONGIFOLIA 'BREEZE'
DWARF MAT RUSH



STACHYS BYZANTINA
LAMB'S EAR



LIMONIUM PEREZII
SEA LAVENDER



LANTANA 'CHAPEL HILL YELLOW'
CHAPEL HILL LANTANA



CARPENTERIA CALIFORNICA
BUSH ANEMONE



PRUNUS 'BRIGHT & TIGHT'
BRIGHT & TIGHT LAUREL



FESTUCA MAIREI
ATLAS FESCUE



CAREX TUMULICOLA
BERKELEY SEDGE



XYLOSMA 'COMPACTA'
SHINY XYLOSMA



ANIGOZANTHOS 'BUSH GOLD'
KANGAROO PAW



SALVIA CLEVELANDII
CLEVELAND SAGE



ACHILLEA MILLEFOLIUM
COMMON YARROW



PHORMIUM T. 'VARIEGATUM'
NEW ZEALAND FLAX



THYMUS PRAECOX ARCTICUS
CREEPING THYME



OLEA EUROPAEA 'LITTLE OLIE'
LITTLE OLLIE DWARF OLIVE



SENECIO MANDRALISCAE
CHALKSTICKS



PHORMIUM T. 'DARK DELIGHT'
NEW ZEALAND FLAX

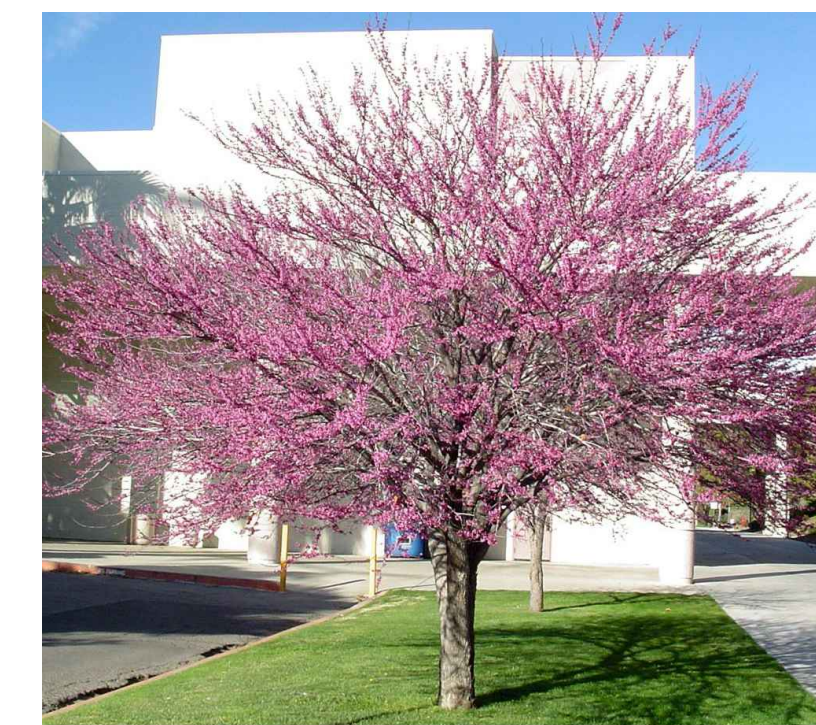


LOMANDRA LONGIFOLIA 'BREEZE'
DWARF MAT RUSH

TREES



QUERCUS AGRIFOLIA
COAST LIVE OAK



CERCIS OCCIDENTALIS
WESTERN REDBUD



ARBUTUS 'MARINA'
MARINA MADRONE



EUONYMUS J. 'MICROPHYLLUS'
BOXLEAF EUONYMUS



EPILOBIUM CANUM
CALIFORNIA FUCHSIA



MYOPORUM PARVIFOLIUM
MYOPORUM