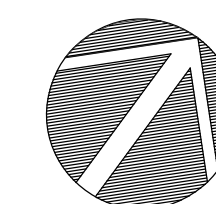
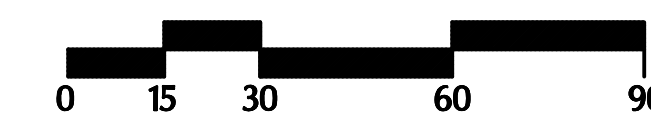
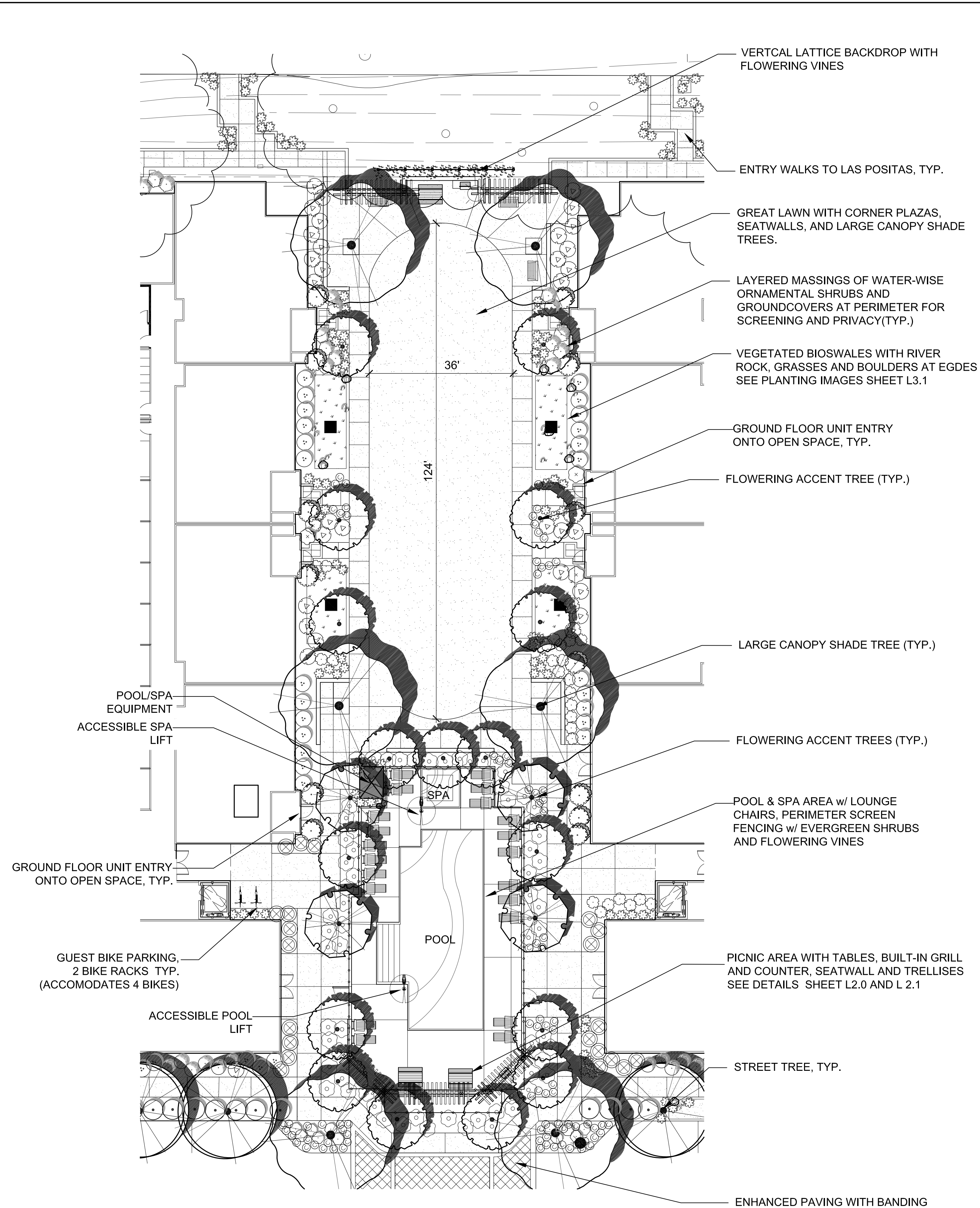


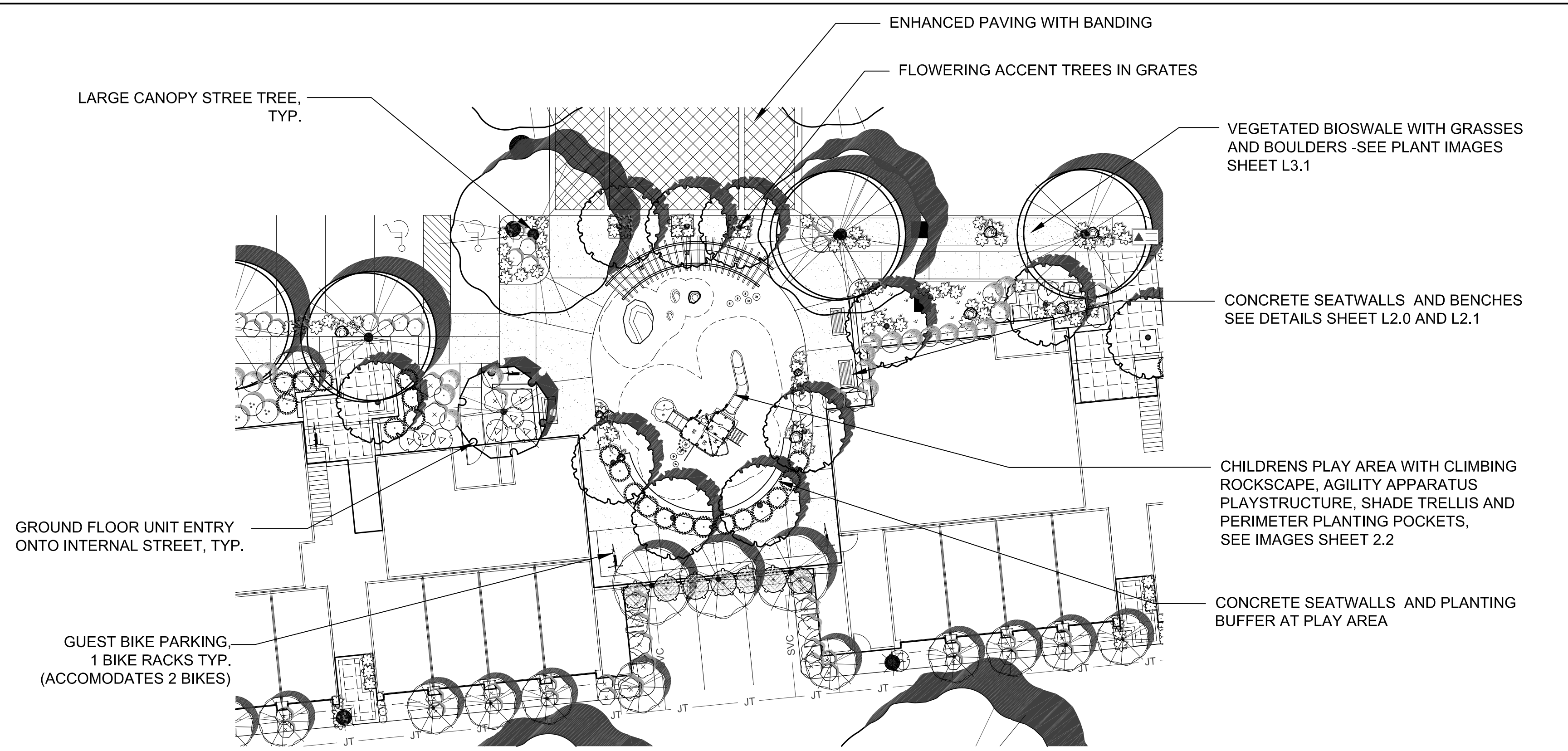
NOTES:

GUEST BICYCLE PARKING -	7 REQUIRED 12 PROVIDED
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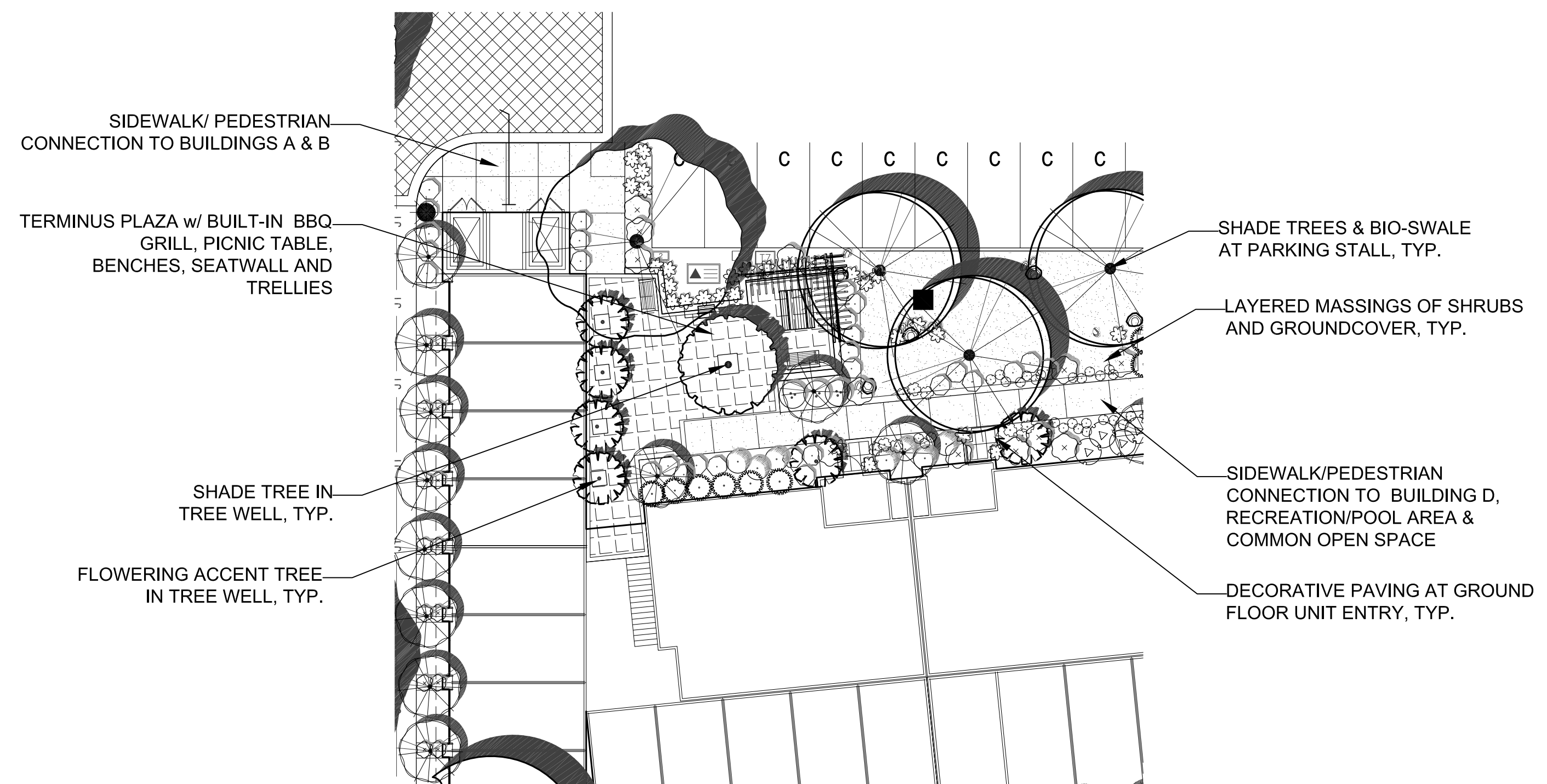




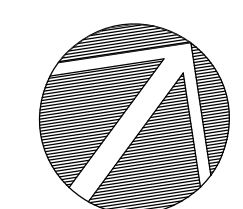
A COMMON OPEN SPACE LANDSCAPE ENLARGEMENT
1/16" = 1'-0"

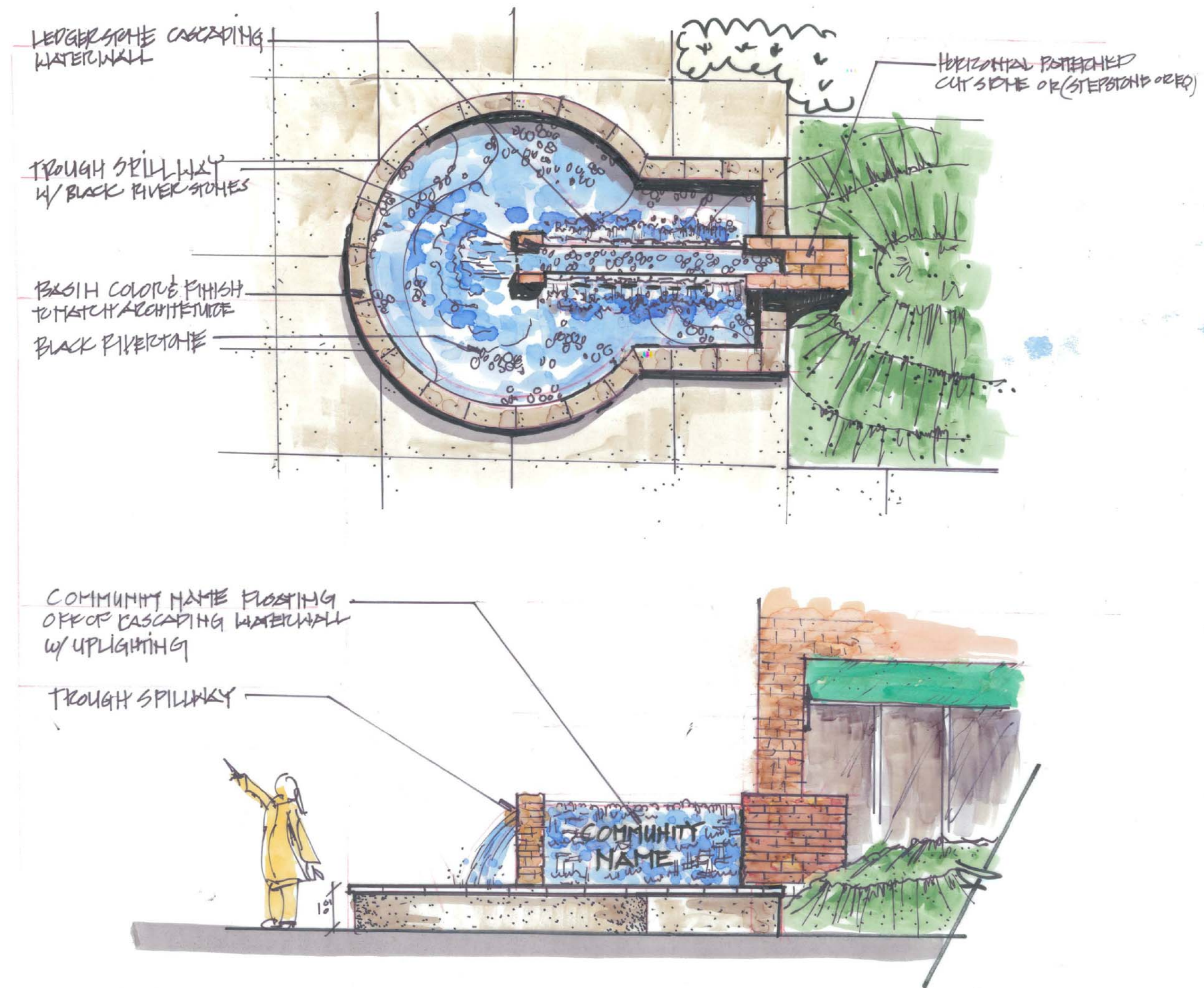


B POOL AREA LANDSCAPE ENLARGEMENT
1/16" = 1'-0"

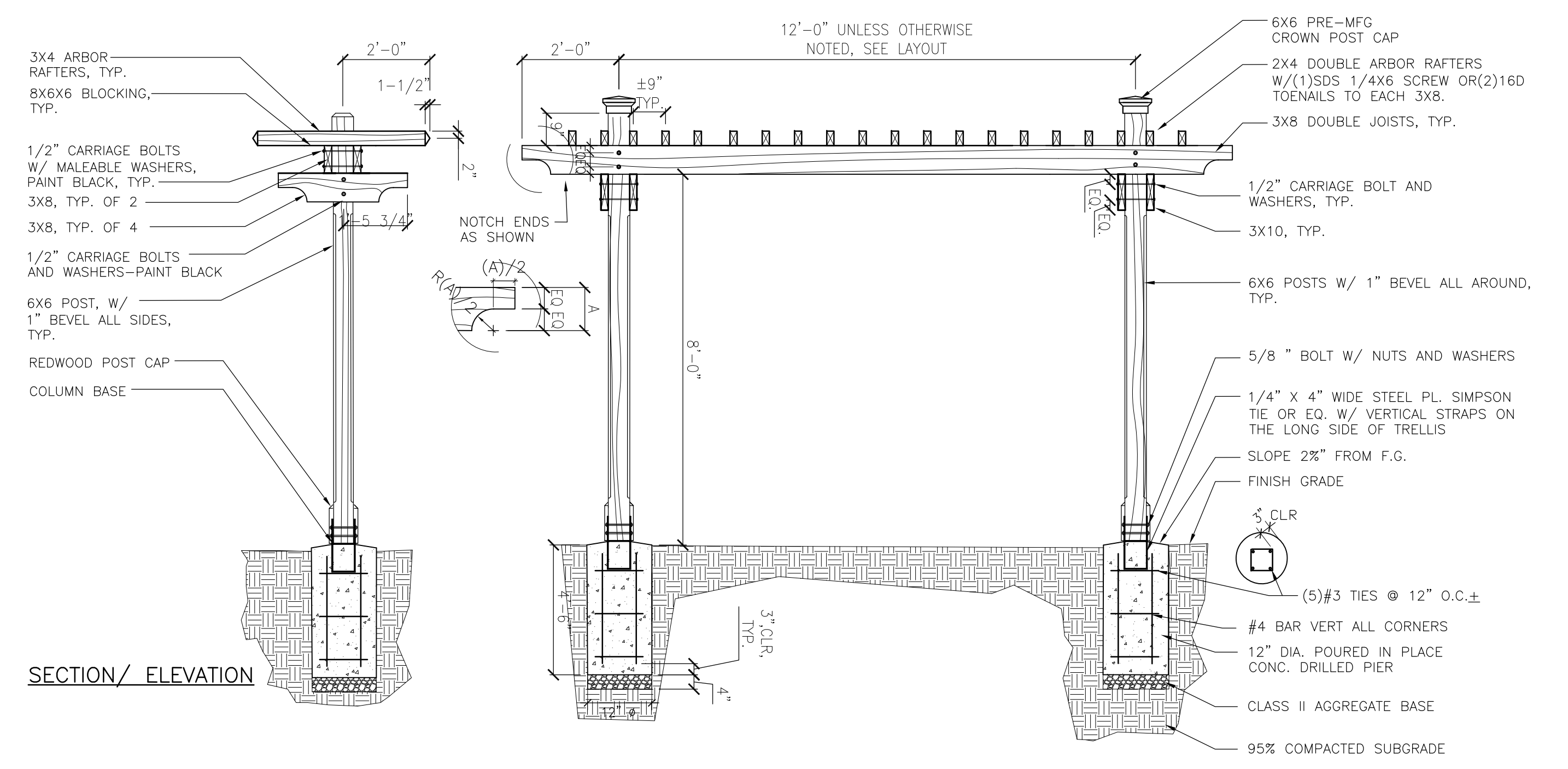
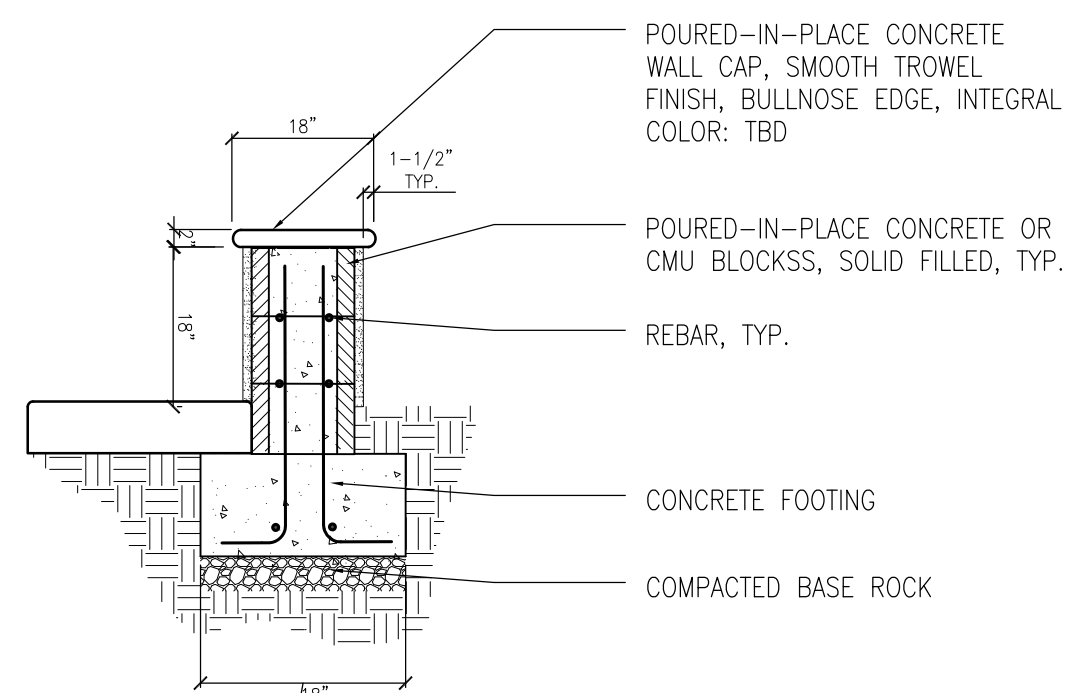
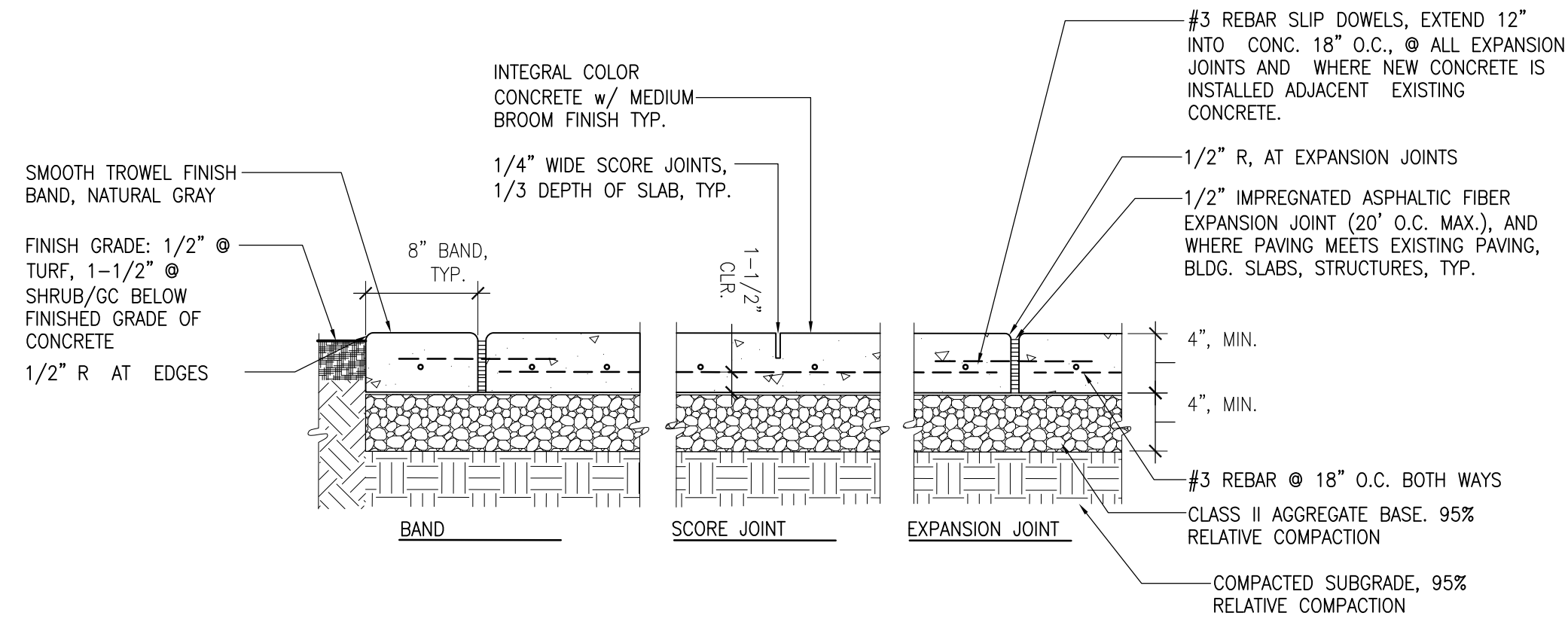


C TERMINUS PLAZA AT BLDG. C
1/16" = 1'-0"





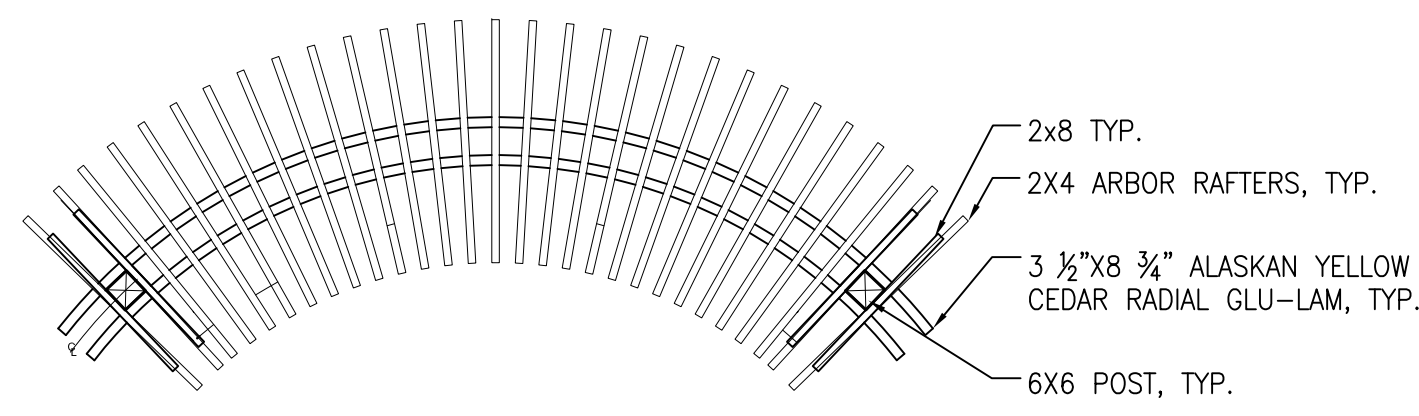
A ENTRY PLAZA WITH WATER FEATURE & SIGNAGE WALL
NTS



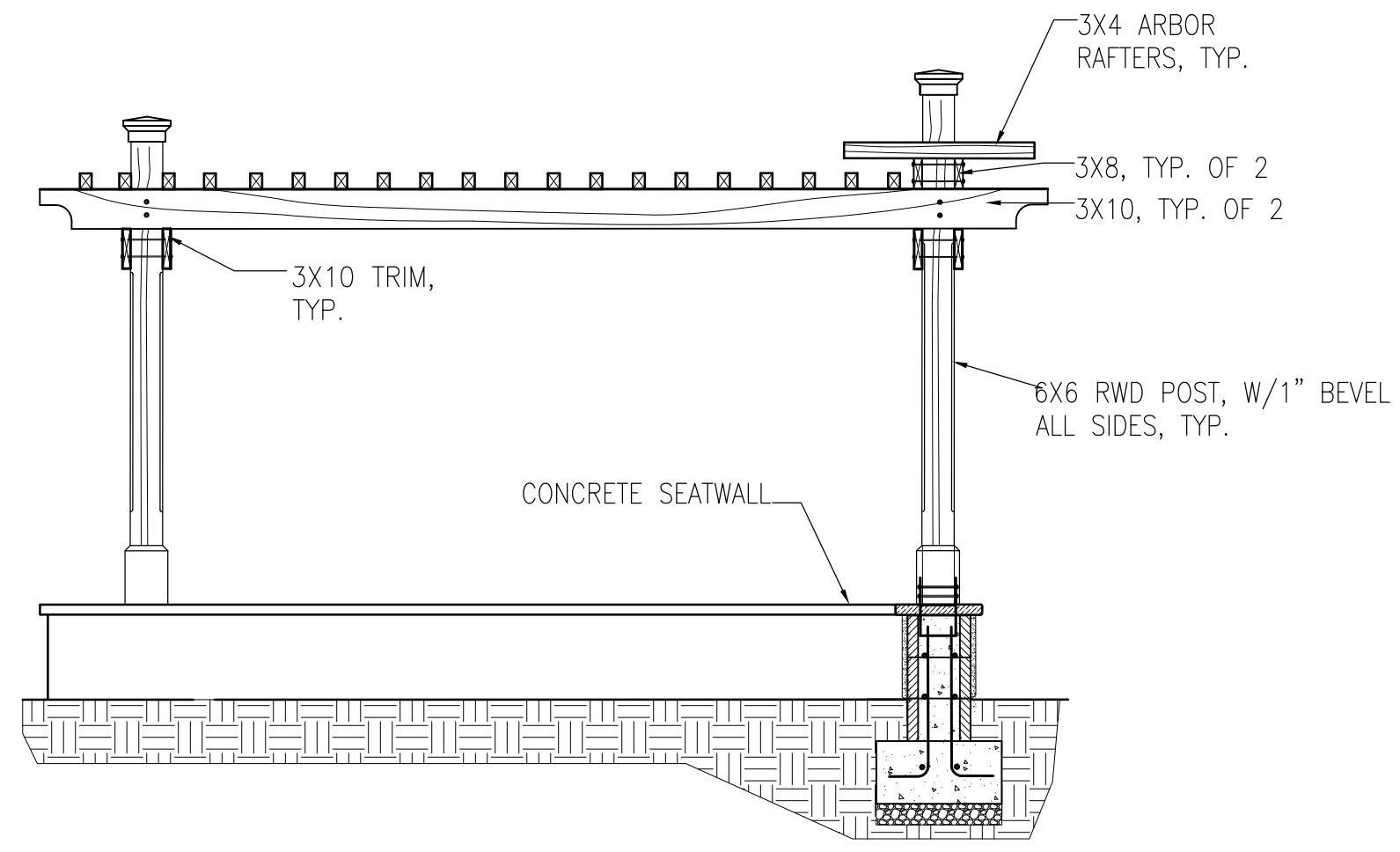
A DECORATIVE SCORED CONCRETE PAVING w/ BANDING
SCALE: NTS

B CONCRETE SEATWALL
SCALE: NTS

C 2-POST TRELLIS
SCALE: NTS

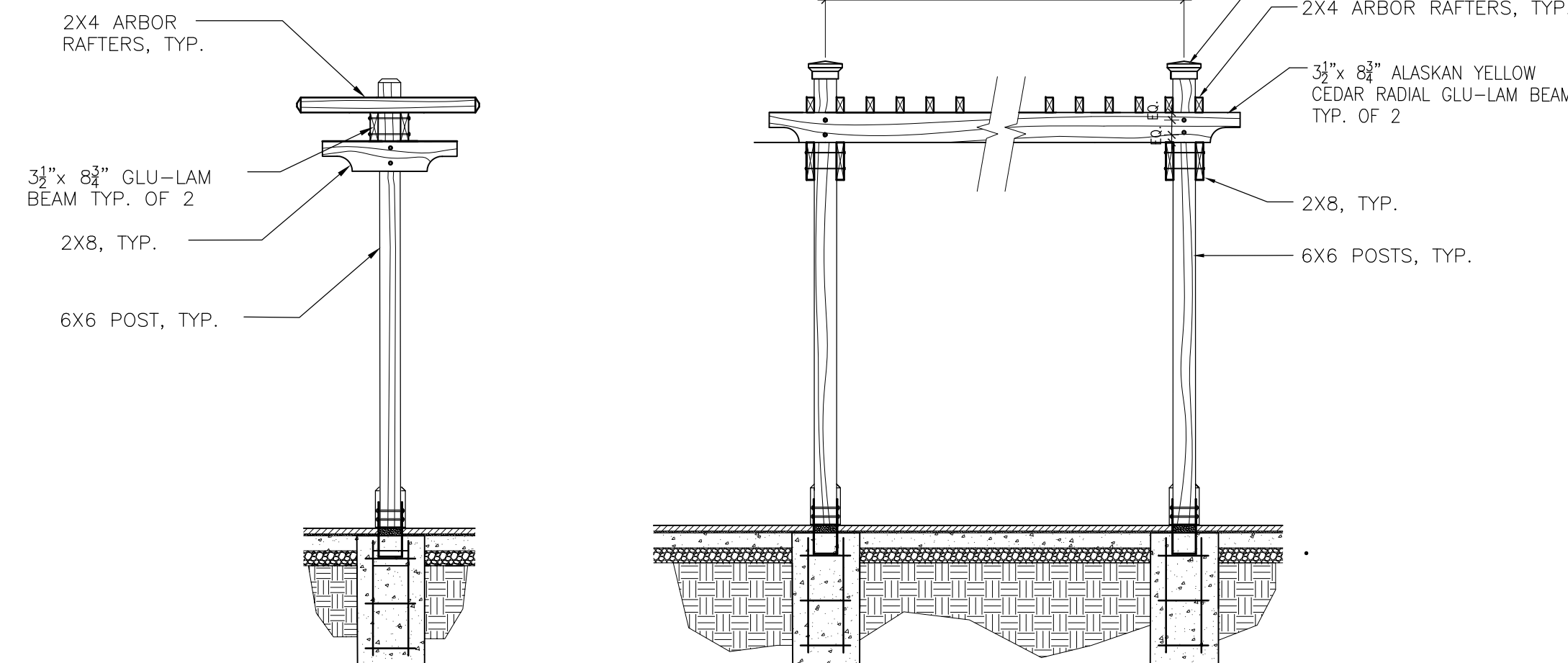


PLAN VIEW



ELEVATION

D L-SHAPED TRELLIS ON SEATWALL
SCALE: NTS



ELEVATION

E RADIAL TRELLIS AT PLAY AREA
SCALE: NTS





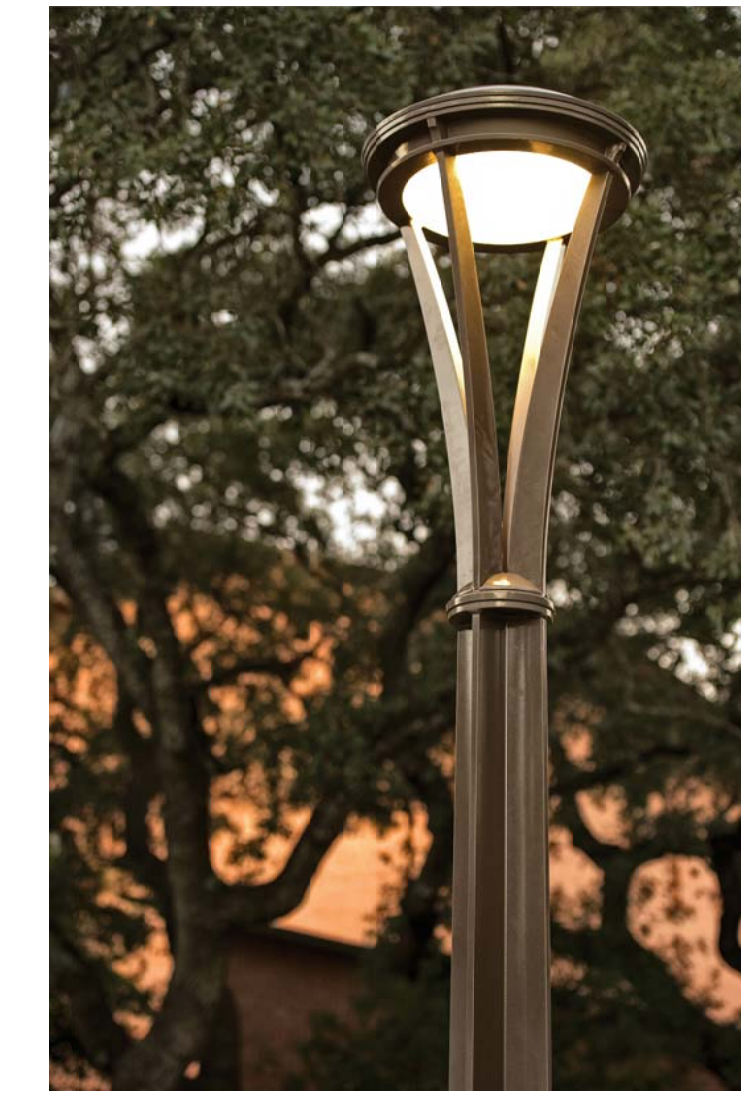
6' BENCH - WOOD w/ POWDERCOAT FRAME
"TRIO" BY FORMS & SURFACES
OR EQUIVALENT



6' TABLE & BENCHES - WOOD w/ POWDERCOAT FRAME
"TRIO EMSEMBLE" BY FORMS & SURFACES
OR EQUIVALENT



36" TALL LED PATH LIGHT - POWDERCOAT ALUMINUM
"HAWTHORNE" BY LANDSCAPE FORMS
OR EQUIVALENT



12' TALL LED POLE LIGHT - POWDERCOAT ALUMINUM
"ALCOTT" BY LANDSCAPE FORMS
OR EQUIVALENT

A BENCH
SCALE: NTS

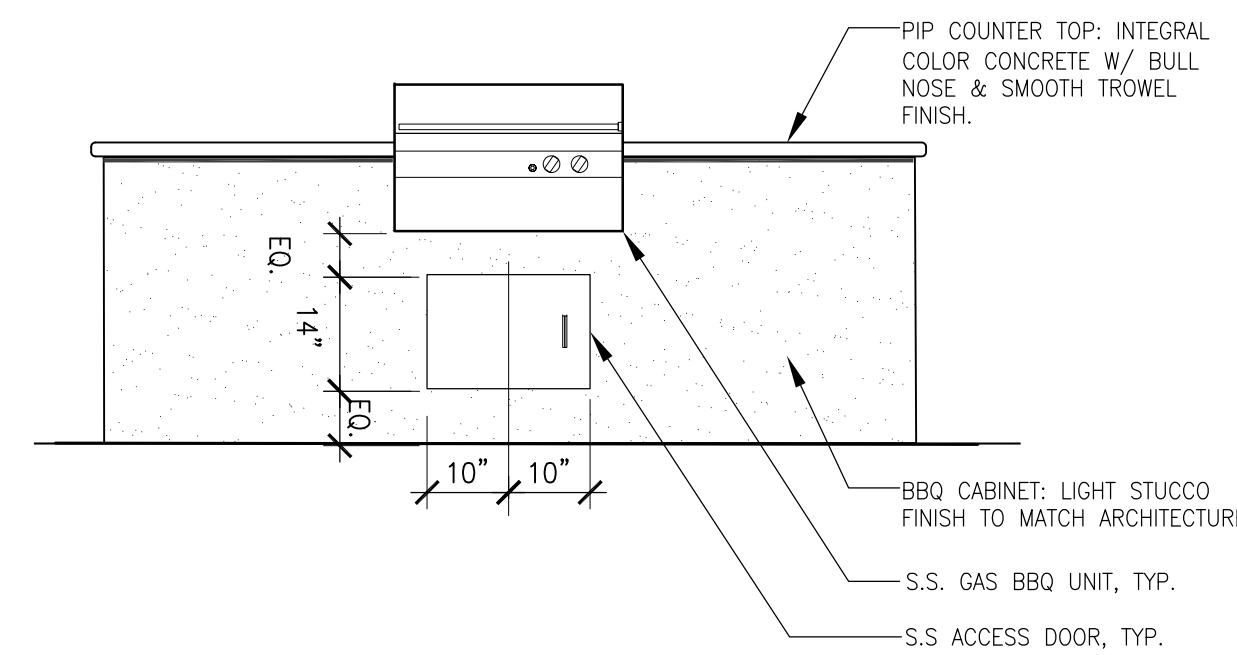
B TABLE & BENCH ASSEMBLY
SCALE: NTS

C BOLLARD LIGHT
SCALE: NTS

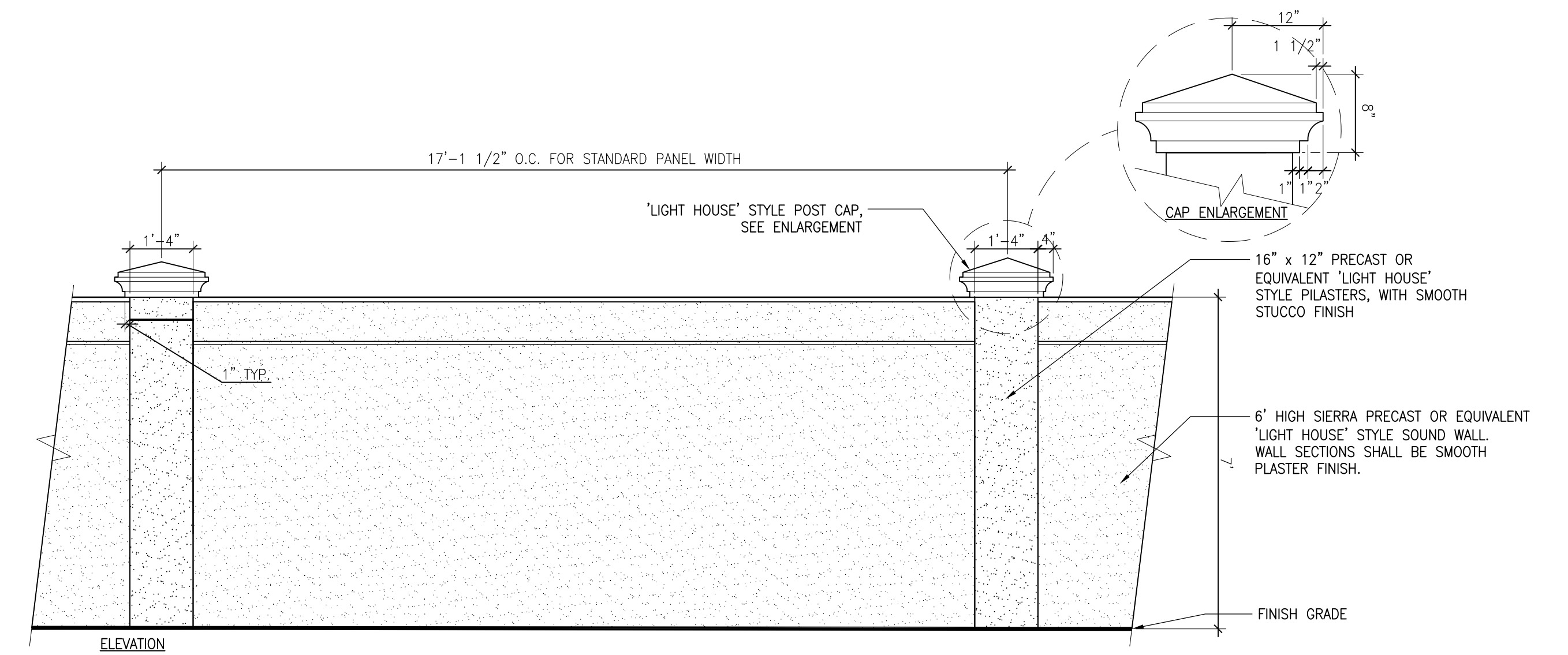
D POLE LIGHT
SCALE: NTS



MODERN U-SHAPE BIKE RACK
"TRIO" BY FORMS & SURFACES
OR EQUIVALENT

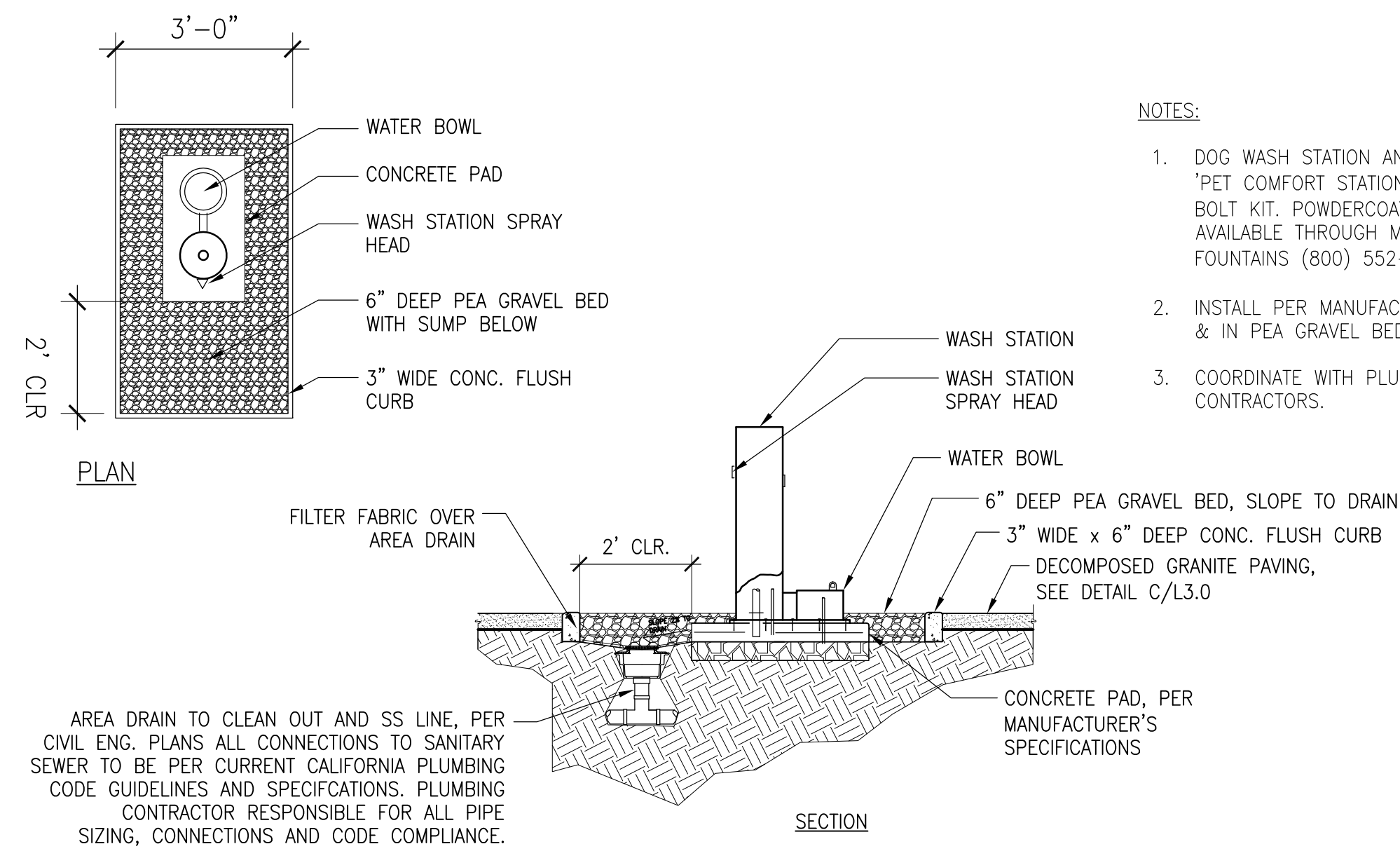


F BUILT-IN GRILL w/ CONCRETE COUNTER
SCALE: NTS



G 6' TALL BLOCK WALL
SCALE: NTS

E BIKE RACK
SCALE: NTS



NOTES:

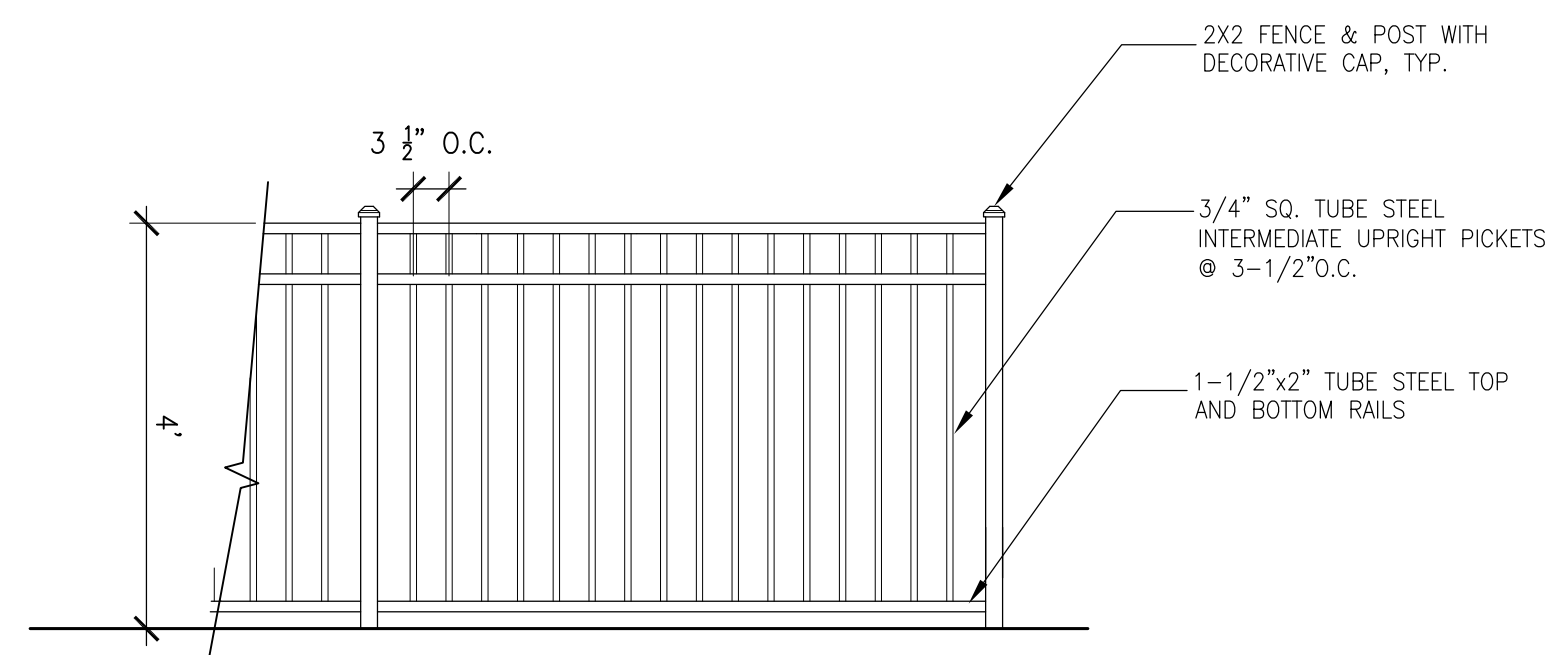
1. DOG WASH STATION AND WATERING BOWL: 'PET COMFORT STATION' MODEL #325 & SS BOLT KIT. POWDERCOAT COLOR: 'CHROME'. AVAILABLE THROUGH MOST DEPENDABLE FOUNTAINS (800) 552-6331.
2. INSTALL PER MANUFACTURER'S SPECIFICATIONS & IN PEA GRAVEL BED AS SHOWN.
3. COORDINATE WITH PLUMBING AND ELEC. CONTRACTORS.

AREA DRAIN TO CLEAN OUT AND SS LINE, PER CIVIL ENG. PLANS ALL CONNECTIONS TO SANITARY SEWER TO BE PER CURRENT CALIFORNIA PLUMBING CODE GUIDELINES AND SPECIFICATIONS. PLUMBING CONTRACTOR RESPONSIBLE FOR ALL PIPE SIZING, CONNECTIONS AND CODE COMPLIANCE.

A DOG WASHING STATION
SCALE: NTS



BOULDERS IN LANDSCAPE AROUND PERIMETER AND IN PLAY AREA FOR CLIMBING



B 4' TALL TUBE STEEL FENCE
SCALE: NTS

"TREE HOUSE & CLIMBING ROCK" PLAY STRUCTURE BY LANDSCAPE FORMS OR EQUIVALENT



"TREE STUMPS" BY LANDSCAPE FORMS OR EQUIVALENT

C PLAY AREA
SCALE: NTS

CONCEPTUAL TREE & SHRUBS PALETTE

CODE	BOTANICAL NAME	COMMON NAME	CONT	WUCOLS WATER USE
ACE RUB	ACER RUBRUM	RED MAPLE	24"BOX	M
ARB UNE	ARBUTUS UNEDO	STRAWBERRY TREE	15 GAL	L
ARB HYB	ARBUTUS X 'MARINA'	ARBUTUS STANDARD	15 GAL	L
CEL SIN	CELTIS SINENSIS	CHINESE HACKBERRY	24"BOX	L
CER OCC	CERCIS OCCIDENTALIS	WESTERN REDBUD	5 GAL	L
FRA OXY	FRAXINUS OXYCARPA 'RAYWOOD' TM	RAYWOOD ASH	24"BOX	M
GIN BIL	GINKGO BILOBA - PRINCETON SENTRY	GINKGO	24"BOX	M
JAC MIM	JACARANDA MIMOSIFOLIA	JACARANDA	24" BOX	M
LAG HOP	LAGERSTROEMIA FAURIEI 'HOPI'	CREPE MYRTLE	15 GAL	L
LAG TRI	LAGERSTROEMIA HYBRIDS 'COMMANCE'	INDIAN TRIBE CRAPE MYRTLE	15 GAL	L
LAG MUS	LAGERSTROEMIA INDICA 'MUSKOGEE'	CREPE MYRTLE	15 GAL	L
LAG ZUN	LAGERSTROEMIA X 'ZUNI'	JAPANESE CRAPE MYRTLE MULTI-TRUNK	15 GAL	L
LAU SAR	LAURUS NOBILIS 'SARATOGA'	SWEET BAY	15 GAL	L
TRI CON	LOPHOSTEMON CONFERTUS	BRISBANE BOX	15 GAL	L
MAG LIT	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	DWARF MAGNOLIA	15 GAL	M
MAG SOU	MAGNOLIA SOULANGIANA 'LILLIPUTIAN'	MUTLI-TRUNK LILLIPUTIAN MAGNOLIA	24"BOX	M
MAG STE	MAGNOLIA STELLATA	STAR MAGNOLIA MULTI-TRUNK	15 GAL	M
PIS CHI	PISTACIA CHINENSIS	CHINESE PISTACHE	24"BOX	L
PRU CHA	PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR	15 GAL	M
PYR PEA	PYRUS CALLERYANA 'REDSPICE'	REDSPICE CALLERY PEAR	24"BOX	M
RHU LAN	RHUS LANCEA	AFRICAN SUMAC	24"BOX	L
QUE VIR	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	24" BOX	L
ROB IDA	ROBINIA X AMBIGUA 'IDAHOENSIS'	IDAHO LOCUST	24"BOX	M
CHI TAS	X CHITALPA TASHKENTENSIS 'PINK DAWN'	PINK DAWN CHITALPA	15 GAL	L
CODE	BOTANICAL NAME	COMMON NAME	CONT	WUCOLS WATER USE
ABE EDW	ABELIA X GRANDIFLORA 'EDWARD GOUCHER'	GLOSSY ABELIA	5 GAL	M
ABU PIN	ABUTILON HYBRIDUM 'PINK'	FLOWERING MAPLE	5 GAL	M
BER CRI	BERBERIS THUNBERGII 'CRIMSON PYGMY'	CRIMSON PYGMY BARBERRY	5 GAL	L
BER COR	BERGENIA CORDIFOLIA	HEARTLEAF BERGENIA	1 GAL	M
CAL LIT	CALLISTEMON CITRINUS 'LITTLE JOHN'	DWARF BOTTLE BRUSH	1 GAL	L
COL PUL	COLEONEMA PULCHRUM	PINK BREATH OF HEAVEN	5 GAL	M
DIE BIC	DIETES BICOLOR	FORTNIGHT LILY	1 GAL	L
DOD PUR	DODONAEA VISCOSA 'PURPUREA'	PURPLE LEAFED HOPSEED BUSH	5 GAL	L
ERI WAY	ERIGERON GLAUCUS 'WAYNE RODERICK'	SEASIDE DAISY	1 GAL	L
ERI KAR	ERIGERON KARVINSKIANUS	FLEABANE	1 GAL	L

CONCEPTUAL SHRUBS PALETTE (cont.)

ERY BOW	ERYSIMUM 'BOWLES MAUVE'	WALLFLOWER	5 GAL	L
ERY APR	ERYSIMUM X 'APRICOT TWIST'	APRICOT TWIST WALLFLOWER	5 GAL	L
EUP RED	EUPHORBIA X MARTINII 'RED MARTIN'	EUPHORBIA	5 GAL	L
FUC GAR	FUCHSIA HYBRIDA 'GARTENMEISTER BONSTEDT'	FUCHSIA	5 GAL	M
GRE NOE	GREVILLEA HYBRID 'NOELLII'	GREVILLEA	5 GAL	L
HEB SPE	HEBE SPECIOSA	SHOWY HEBE	5 GAL	M
HEB AUT	HEBE X 'AUTUMN GLORY'	AUTUMN GLORY HEBE	5 GAL	M
HEB COE	HEBE 'COED'	HEBE	5 GAL	M
HEM HYB	HEMEROCALLIS HYBRID	FLOWERING DAYLILY	1 GAL	L
HEU SAC	HEUCHERA X 'SANTA ANA CARDINAL'	CORAL BELLS	1 GAL	M
JUN RO2	JUNIPERUS C. SPARTAN	NCN	15 GAL	L
JUN SK2	JUNIPERUS S. SKYROCKET	NCN	15 GAL	L
LAV ASS	LAVATERA ASSURGENTIFLORA	MALLOW	5 GAL	L
LIR GIG	LIRIOPE GIGANTEA	GIANT LIRIOPE	5 GAL	M
LOR CHI	LOROPETALUM CHINENSE	GREEN FINGE FLOWER	5 GAL	L
OLE LIT	OLEA EUROPAEA 'LITTLE OLLIE' STANDARD	LITTLE OLLIE OLIVE - STANDARD	15 GAL	VL
PEN WH2	PENNISSETUM SETACEUM 'WHITE'	WHITE FOUNTAIN GRASS	5 GAL	L
PHO TT	PHORMIUM TENAX 'TOM THUMB'	DWARF GREEN FLAX	1 GAL	L
PHO WAV	PHORMIUM TENAX 'YELLOW WAVE'	NEW ZEALAND FLAX	5 GAL	L
PHO MQ	PHORMIUM 'MAORI QUEEN'	NEW ZEALAND FLAX	5 GAL	L
PIT CM	PITTOSPORUM TOBIRA 'CREAM DE MINT' TM	CREAM DE MINT DWARF MOCK ORANGE	5 GAL	L
PIT WHE	PITTOSPORUM TOBIRA 'WHEELERS DWARF'	WHEELER'S DWARF MOCK ORANGE	5 GAL	M
PRU CAR	PRUNUS CAROLINIANA 'BRIGHT-N-TIGHT'	CAROLINA LAUREL CHERRY	15 GAL	L
ROS CAL	ROSA CALIFORNICA	CALIFORNIA WILD ROSE	5 GAL	L
ROS IC2	ROSA FLORIBUNDA 'ICEBERG'	ROSE	5 GAL	M
ROS RED	ROSA FLOWER CARPET RED	GROUNDCOVER ROSE	2 GAL	M
ROS IC3	ROSA ICEBERG (STANDARD)	ROSE	15 GAL STD	M
ROS FLC	ROSA X 'FLOWER CARPET APPLEBLOSSOM' TM	GROUNDCOVER ROSE	2 GAL	M
ROS FL6	ROSA X 'FLOWER CARPET WHITE'	GROUNDCOVER ROSE	2 GAL	M
SOL RAN	SOLANUM RANTONNETII (STANDARD)	PARAGUAY NIGHTSHADE	15 GAL STD.	L
TAG LEM	TAGETES LEMMONII	COPPER CANYON DAISY	1 GAL	L
TIB UR2	TIBOUCHINA URVILLEANA	PRINCESS FLOWER	5 GAL	M
WES FRU	WESTRINGIA FRUTICOSA	COAST ROSEMARY	5 GAL	L
WES MOR	WESTRINGIA FRUTICOSA 'MORNING LIGHT'	MORNING LIGHT COAST ROSEMARY	5 GAL	L

CONCEPTUAL GRASSES & GROUNDCOVER

CODE	BOTANICAL NAME	COMMON NAME	CONT	WUCOLS WATER USE
CAR PAN	CAREX PANSA	SANDDUNE SEDGE	FLAT	L
FES IDA	FESTUCA IDAHOENSIS	IDAHO FESCUE	1 GAL	L
FES OVI	FESTUCA OVINA GLAUCA 'ELIJAH BLUE'	BLUE FESCUE	1 GAL	L
NAS TEN	NASSELLA TENUISSIMA	MEXICAN FEATHERGRASS	5 GAL	L
CODE	BOTANICAL NAME	COMMON NAME	CONT	WUCOLS WATER USE
SOD	FESTUCA ELATOR 'MEDALLION'	FESTUCA MEDALLION SOD	SOD	H
FES MOW	FESTUCA X 'NO MOW'	FESTUCA X 'NO MOW'	SOD	M
FRA CHI	FRAGARIA CHILOENSIS	BEACH STRAWBERRY	FLAT	L

PLANTING & WATER EFFICIENCY DESIGN INTENT STATEMENT

THE PLANTING DESIGN INCORPORATES PRINCIPLES INCLUDED IN THE "BAY FRIENDLY LANDSCAPE GUIDELINES".

THE PLANTING DESIGN MINIMIZES TURF/LAWN AREAS AND UTILIZES PRIMARILY LOW WATER USE & NATIVE PLANT SPECIES AND ORNAMENTAL PLANTS ADAPTED TO LOCAL CLIMATIC CONDITIONS. PLANTS ARE GROUPED BY HYDROZONE, & EXPOSURE. THE PLANTING DESIGN ALLOWS FOR THE PLANTS TO REACH THEIR NATURAL, FULL-GROWN SIZE AND ELIMINATES THE NEED FOR EXCESSIVE PRUNING OR HEDGING.

SELECTED TREES HAVE BEEN CHOSEN TO PROVIDE A VARIATION OF HEIGHTS, WIDTHS, COLORS, TEXTURES, AND CHARACTER. TREE LOCATION AND ORIENTATION HAVE BEEN DESIGNED FOR MAXIMUM AESTHETIC EFFECT AND PASSIVE SOLAR BENEFITS.

VEGETATED SWALES AND BIORETENTION TREATMENT AREAS WILL BE PLANTED WITH APPROVED WATER CONSERVING CAREX PANSA OR ALTERNATIVE GRASS SPECIES, AND PERIMETER SHRUBS THAT ARE ADAPTED TO BIO-SWALE CONDITIONS.

THE TREES, SHRUBS AND TURF PLANTING AREAS WILL BE DESIGNED IN CONJUNCTION WITH THE IRRIGATION SYSTEM FOR MAXIMUM WATER CONSERVATION. THE LANDSCAPES ESTIMATED TOTAL WATER USE WILL NOT EXCEED THE PROJECTS MAXIMUM WATER ALLOWANCE AS SPECIFIED IN THE THE STATE OF CALIFORNIA'S 2010 MODEL WATER EFFICIENT LANDSCAPE ORDINANCE.

THE PLANTING & IRRIGATION DESIGN WILL COMPLY WITH THE STATE OF CALIFORNIA'S 2010 MODEL WATER EFFICIENT LANDSCAPE ORDINANCE.

THE PLANTS HAVE BEEN SELECTED UTILIZING THE STATE OF CALIFORNIA'S 2010 MODEL WATER EFFICIENT LANDSCAPE ORDINANCE PLANT LIST, WUCOLS III. NO PLANTS ARE USED THAT ARE CONSIDERED INVASIVE IN THE THE REGION AS LISTED BY THE CAL-IPC.

IRRIGATION DESIGN INTENT STATEMENT

THE IRRIGATION SYSTEMS WILL UTILIZE A COMBINATION OF PRESSURE COMPENSATING LOW VOLUME DRIP EMITTERS, PRESSURE COMPENSATING LOW FLOW BUBBLERS & SPRAY HEADS. THE LOW, MEDIUM AND HIGH WATER USE PLANTS WILL BE ON SEPARATE VALVE CIRCUITS. PLANT SPECIES WILL BE GROUPED BY HYDROZONE AS STATED ABOVE.

ALL NEW TREES WILL BE IRRIGATED WITH DEEP WATERING BUBBLERS. THE GREAT LAWN WILL BE IRRIGATED WITH LOW GALLON USE SPRAY HEADS WITH MATCHED PRECIPITATION RATE HEADS. ADJACENT PAVING WILL BE DESIGNED TO DRAIN ENTIRELY TO THE LANDSCAPE AREAS SHOULD ANY OVER-SPRAY OCCUR.

SMART E.T. BASED IRRIGATION CONTROLLERS SHALL BE UTILIZED TO OPTIMIZE EFFICIENT WATER APPLICATION. SMART CONTROLLERS AUTOMATICALLY ADJUST THEIR DAILY WATER SCHEDULE PROGRAMMING BASED UPON THE LOCAL CLIMATE AT THE PROJECT SITE. SMART CONTROLLERS RECEIVE WIRELESS DATA DAILY FROM THE IRRIGATION MANUFACTURERS WEATHER DATA SERVICE. A RAIN SWITCH WILL BE INSTALLED TO PREVENT IRRIGATION DURING RAINY PERIODS.

A FLOW SENSOR AND MASTER VALVE WILL BE CONNECTED TO THE SMART CONTROLLER TO ALLOW AUTOMATIC SHUT OFF OF ANY VALVE CIRCUIT OR MAIN LINE IN THE EVENT OF A PIPE BRAKE TO PREVENT WATER WASTE.

THE IRRIGATION SYSTEM DESIGN WILL COMPLY WITH THE 2010 CALIFORNIA WATER EFFICIENT LANDSCAPE ORDINANCE.

CONCEPTUAL TREE PALETTE

CONCEPTUAL SHRUBS & GROUND COVER PALETTE

