



1 WEST ELEVATION-COMMERCIAL BUILDING
1/8" = 1'-0" (24 X 36 SHEET)



2 NORTH ELEVATION-COMMERCIAL BUILDING
1/8" = 1'-0" (24 X 36 SHEET)

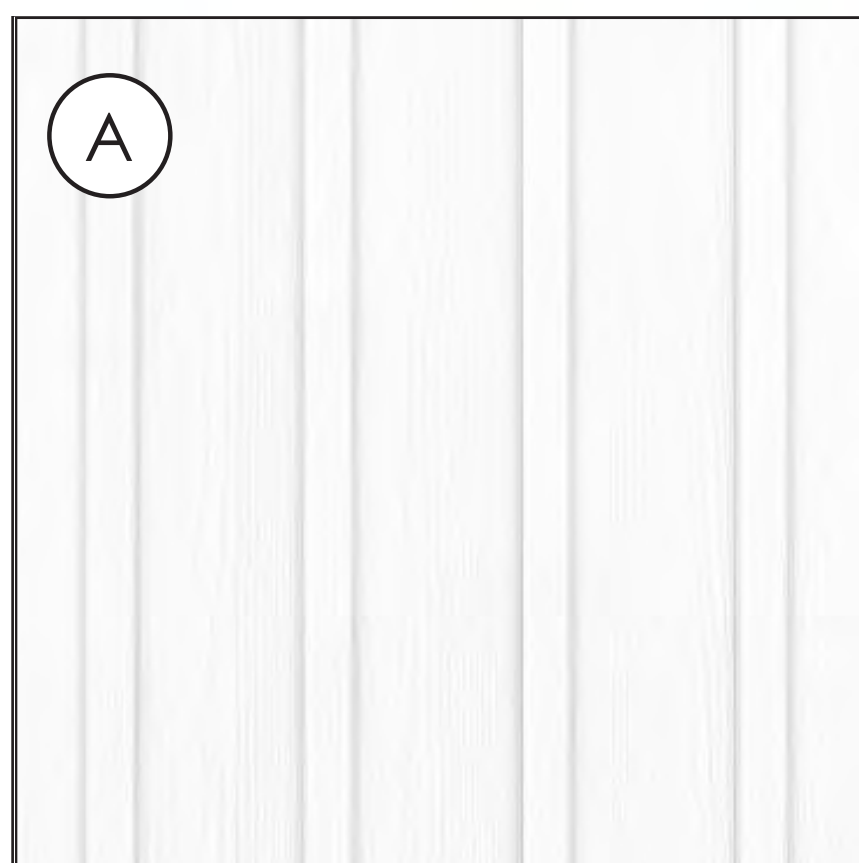


3 EAST ELEVATION-COMMERCIAL BUILDING
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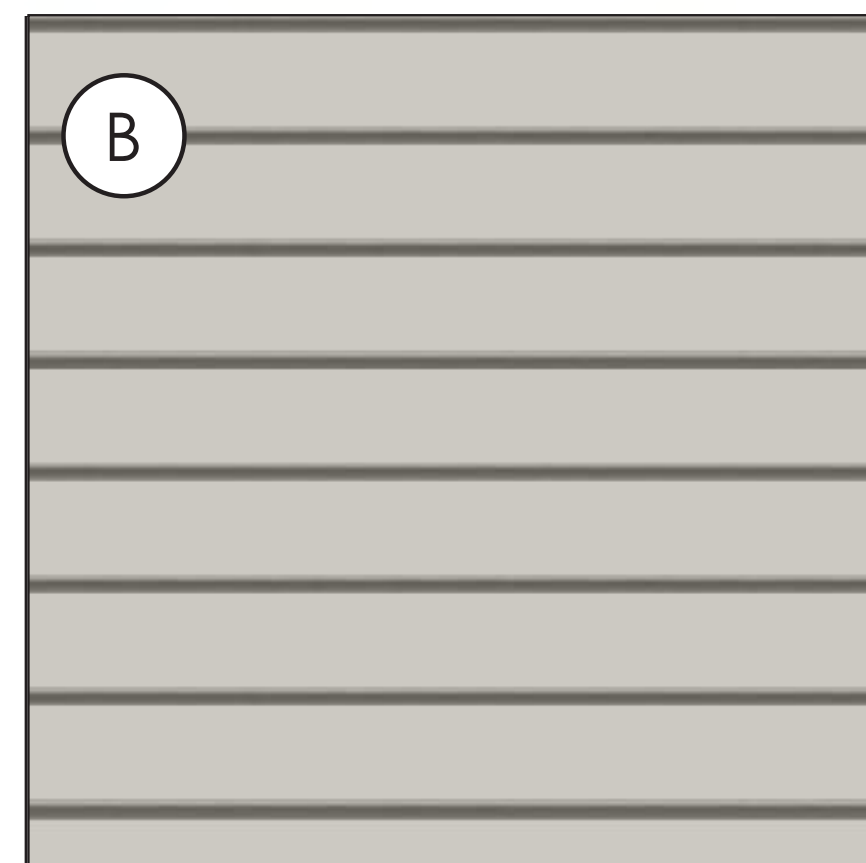


4 SOUTH ELEVATION-COMMERCIAL BUILDING
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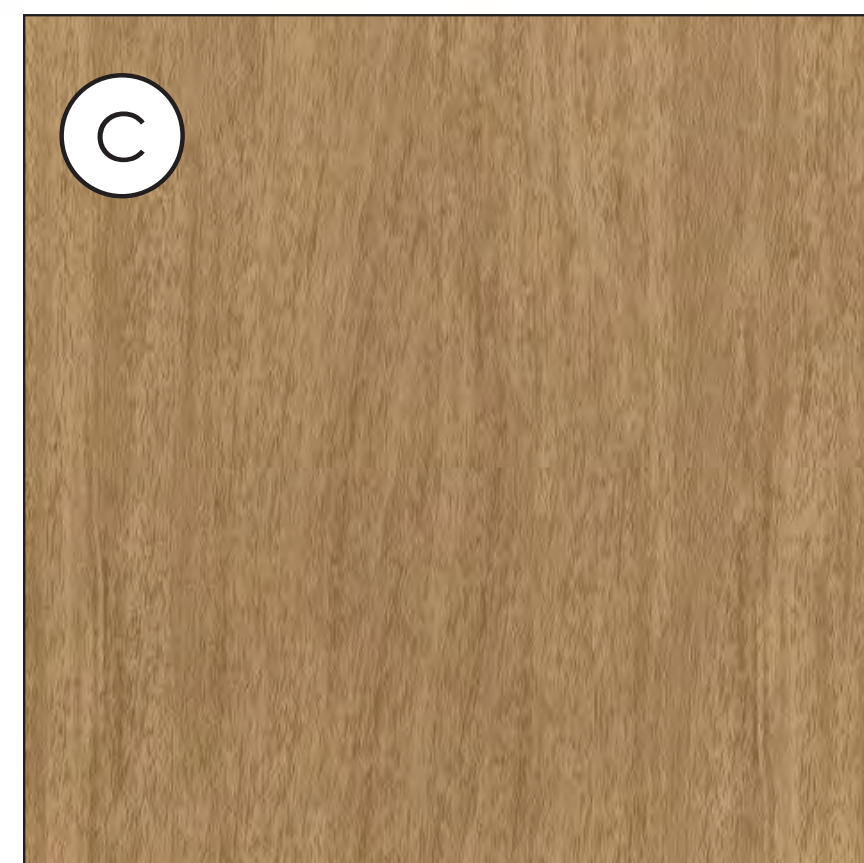
0 4 8 16
1/8" = 1'-0" 11X17 SHEET



A
VERTICAL FIBER CEMENT SIDING
WHITE



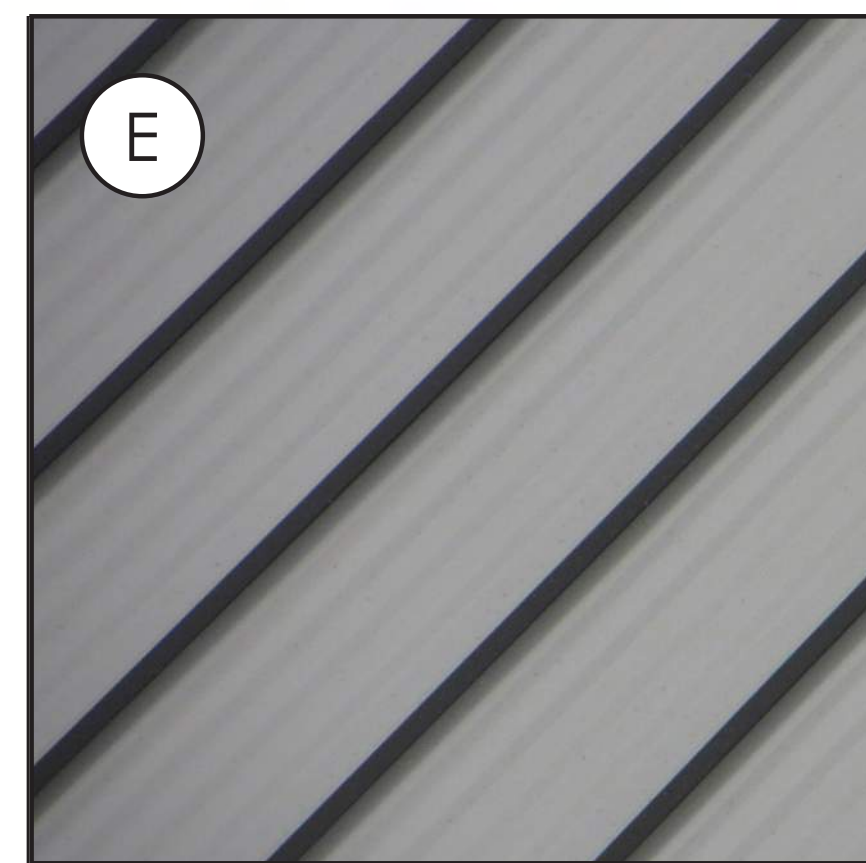
B
HORIZONTAL LAP SIDING
GRAY



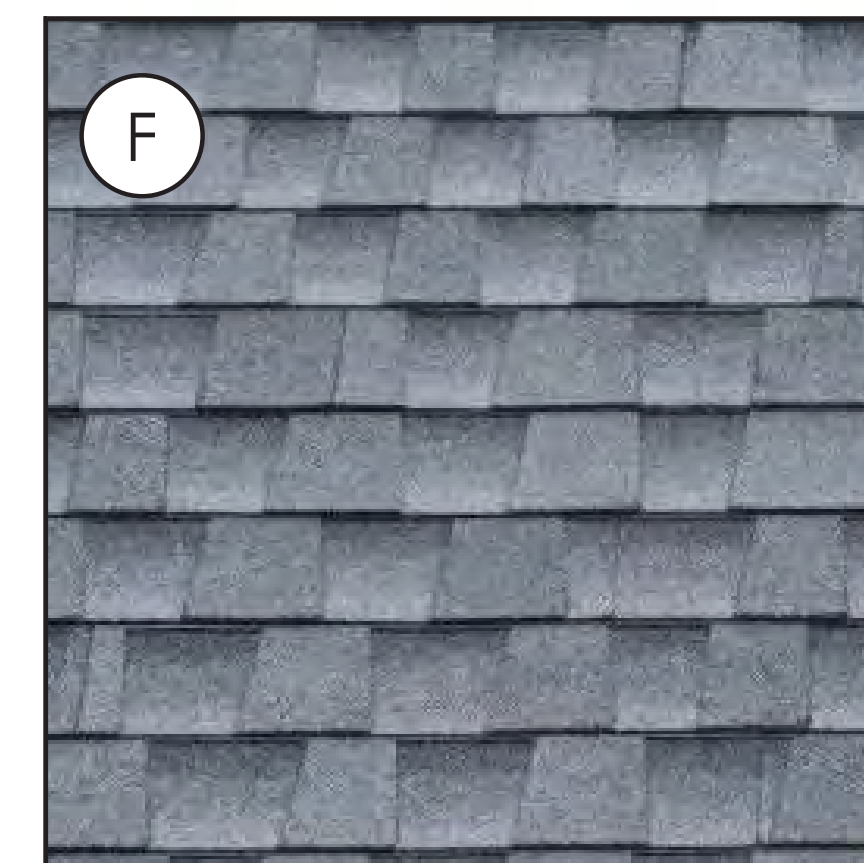
C
WOOD-LOOK PANELS/TRIM
CEDAR



D
WINDOWS/DOORS
BLACK



E
STANDING SEAM ACCENT ROOF
GRAY



F
ASPHALT ROOF SHINGLES
PEWTER



G
EXTERIOR LIGHT FIXTURES
BLACK



1 BALCONY VIGNETTE



2 STAIR TOWER VIGNETTE



3 RETAIL VIGNETTE



① SITE SECTION 1 (REFER TO SITE PLAN SHEET A3)



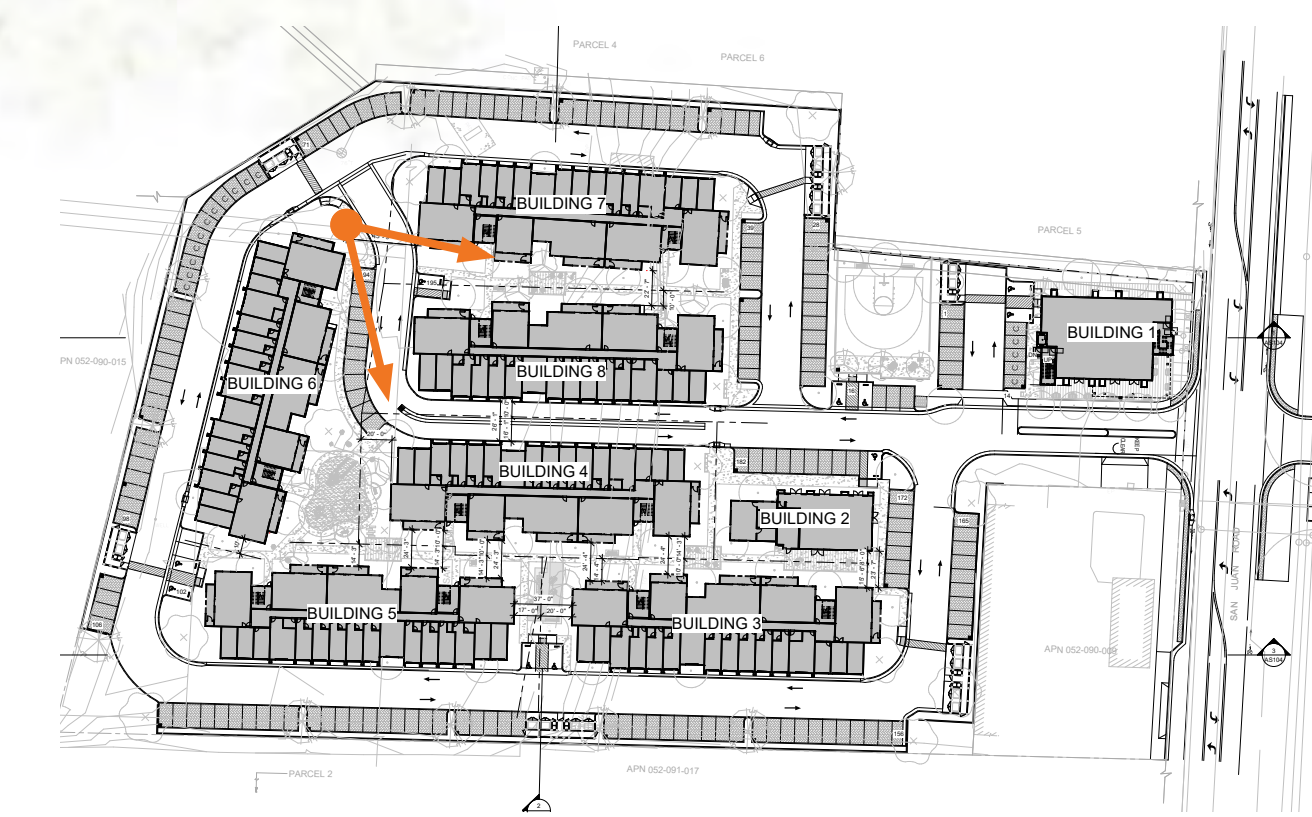
② SITE SECTION 2 (REFER TO SITE PLAN SHEET A3)

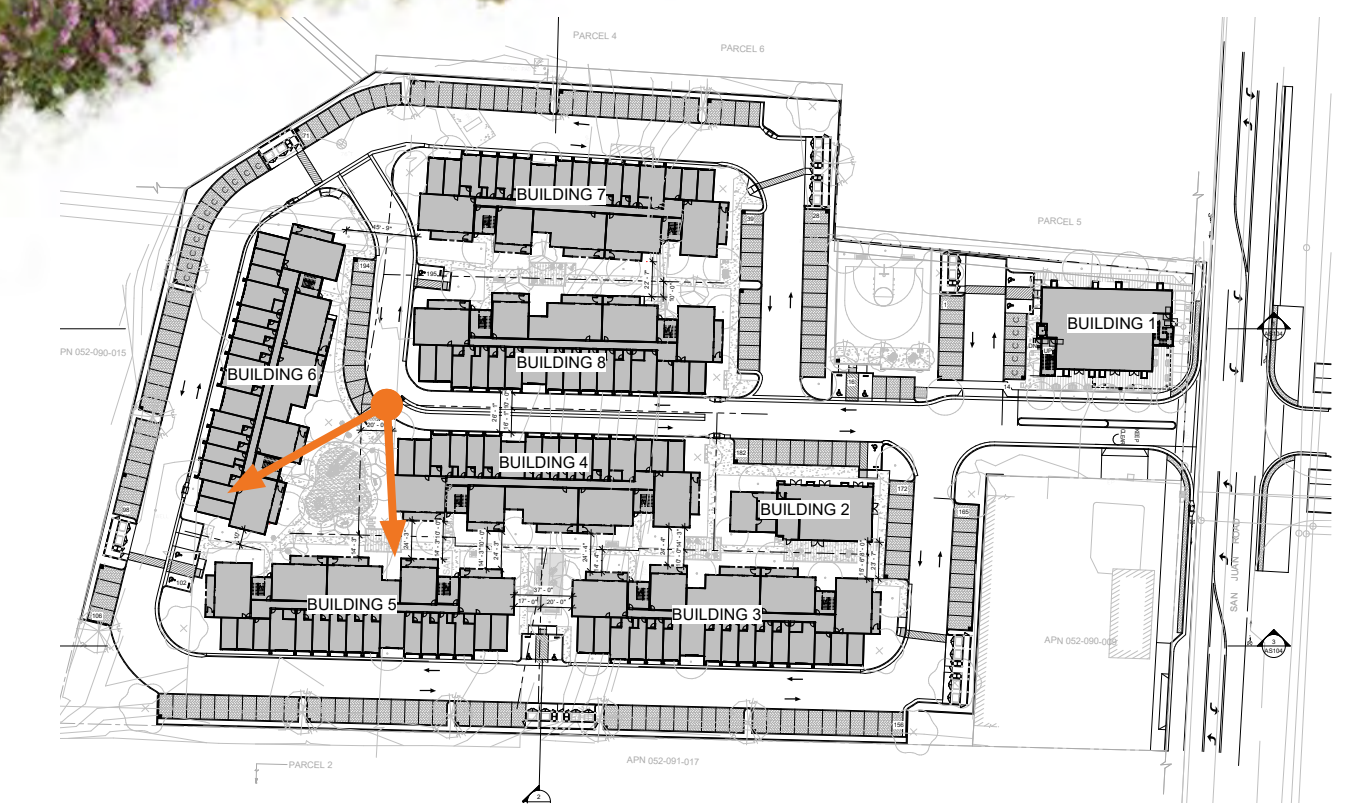


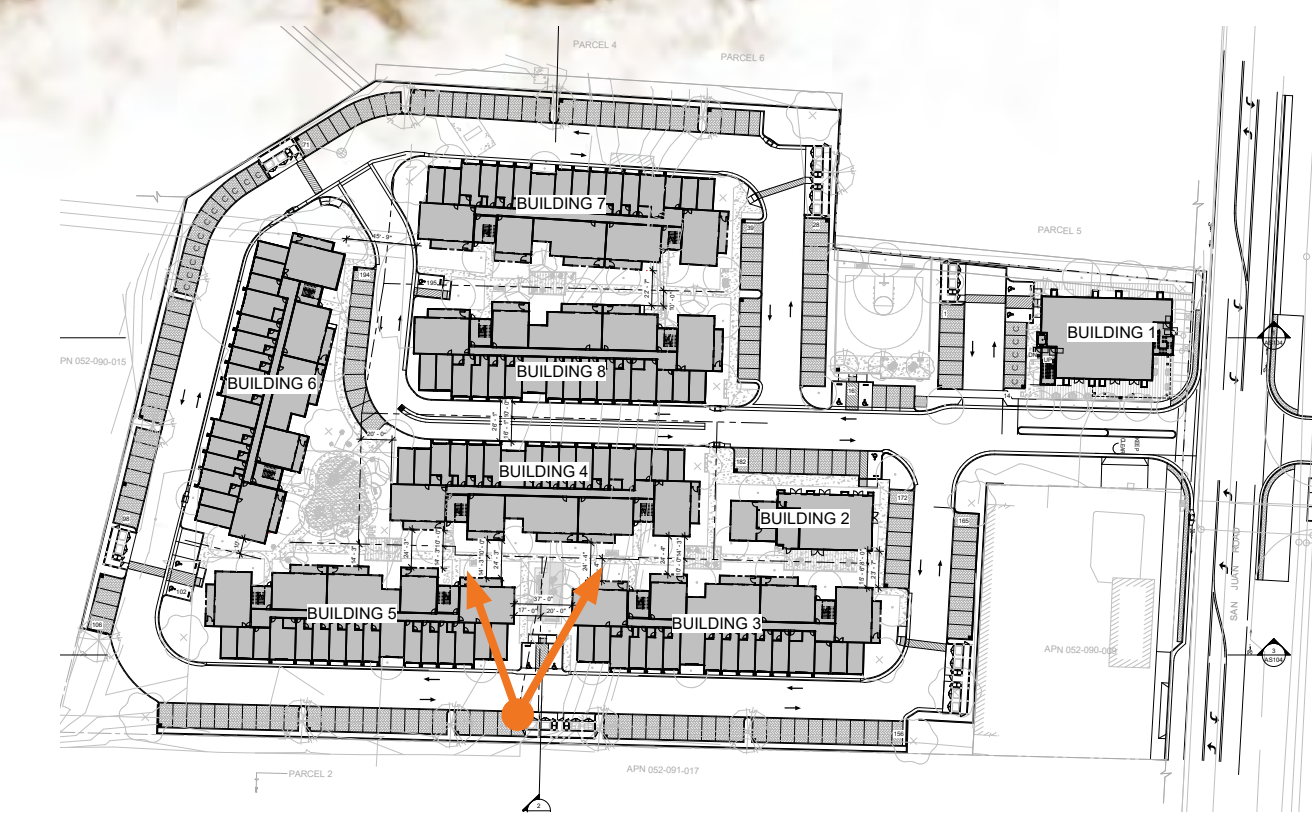
③ SITE SECTION 3 (REFER TO SITE PLAN SHEET A3)

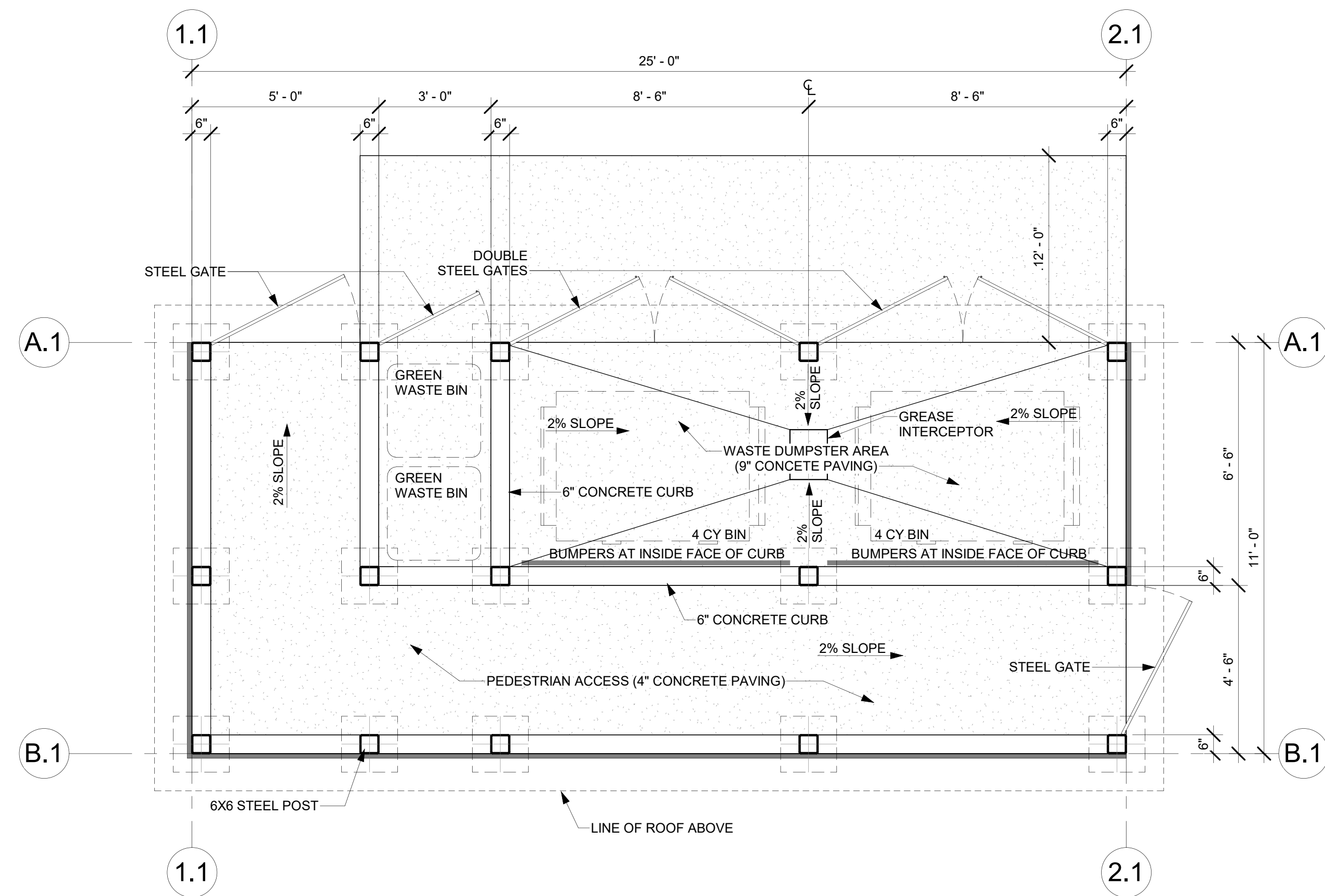




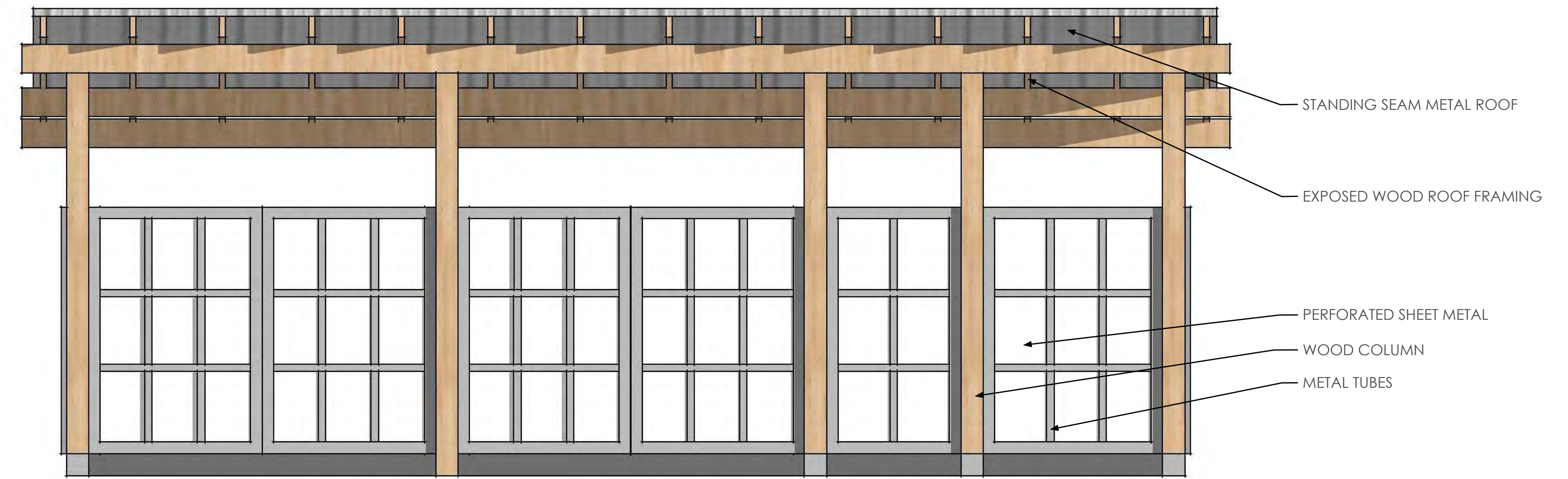




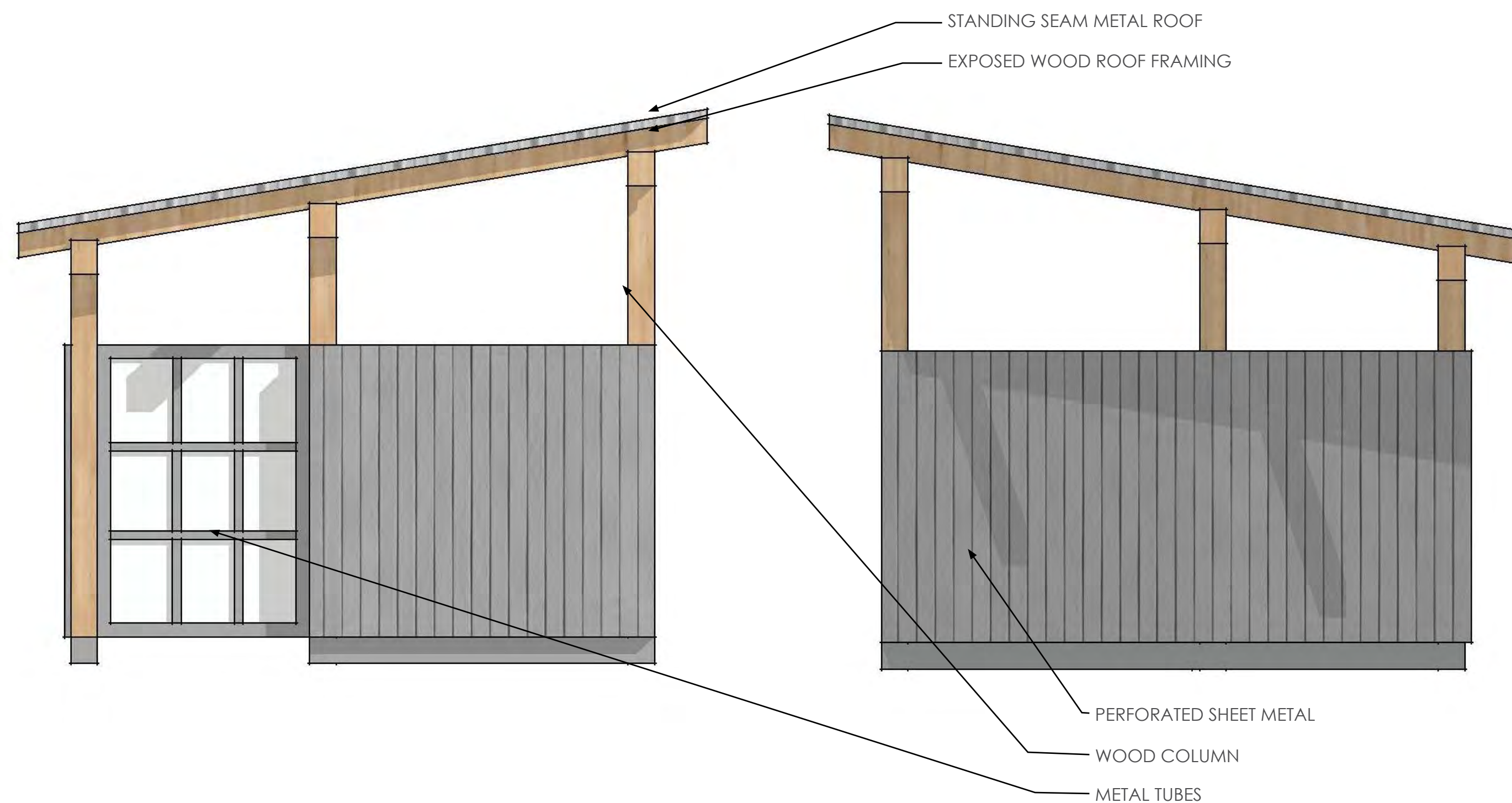




1 PLAN VIEW

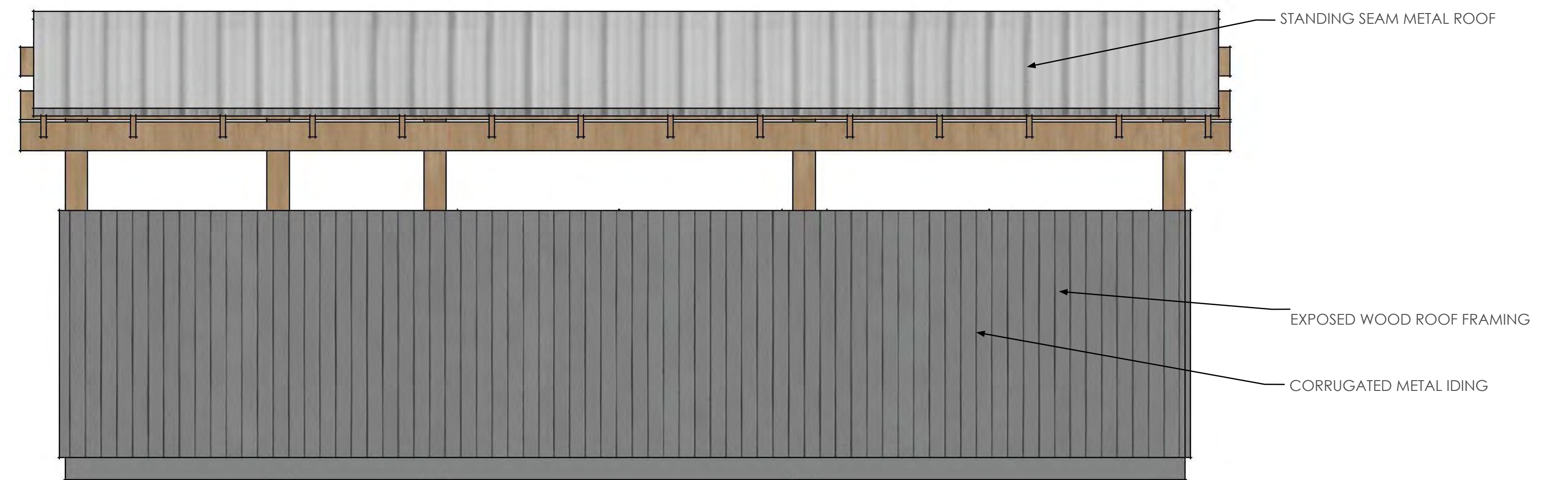


2 FRONT ELEVATION

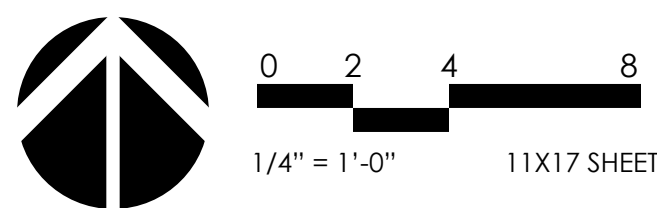


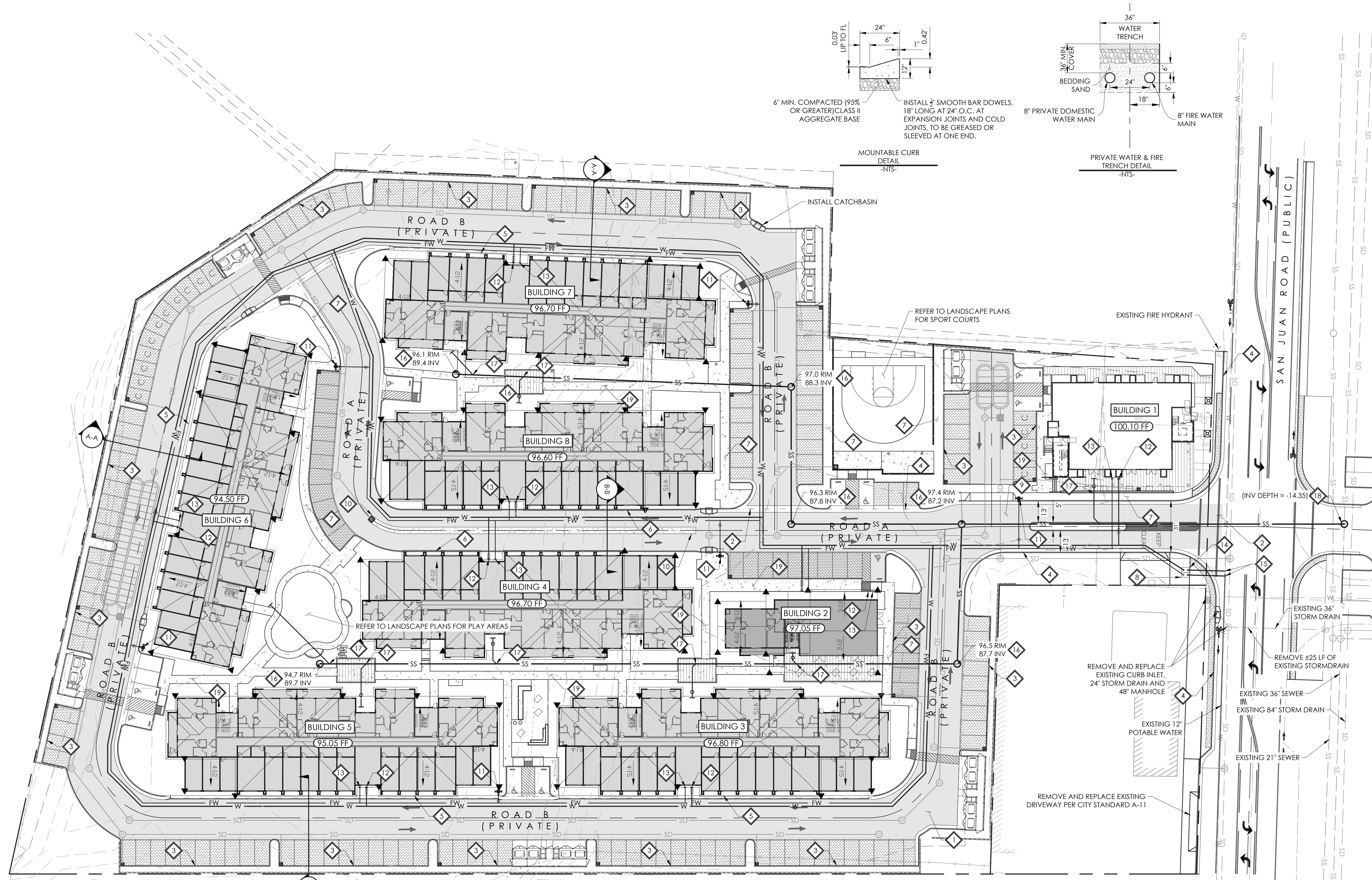
3 LEFT ELEVATION

4 RIGHT ELEVATION



5 REAR ELEVATION





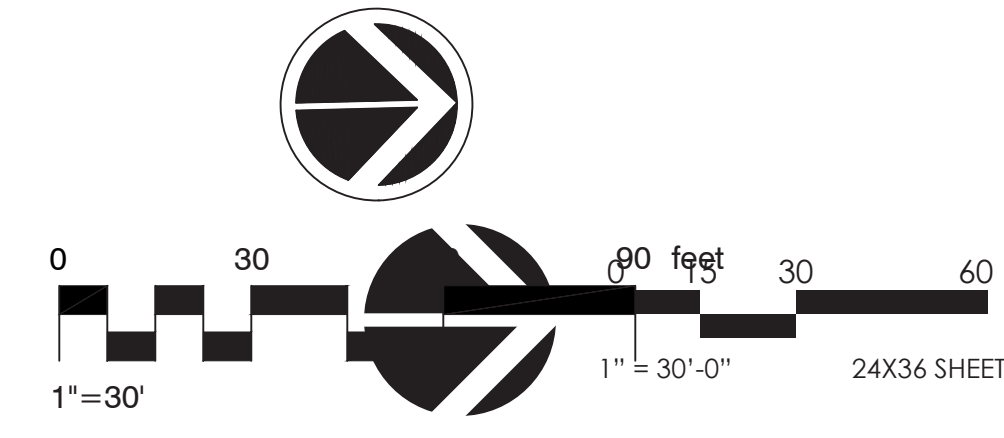
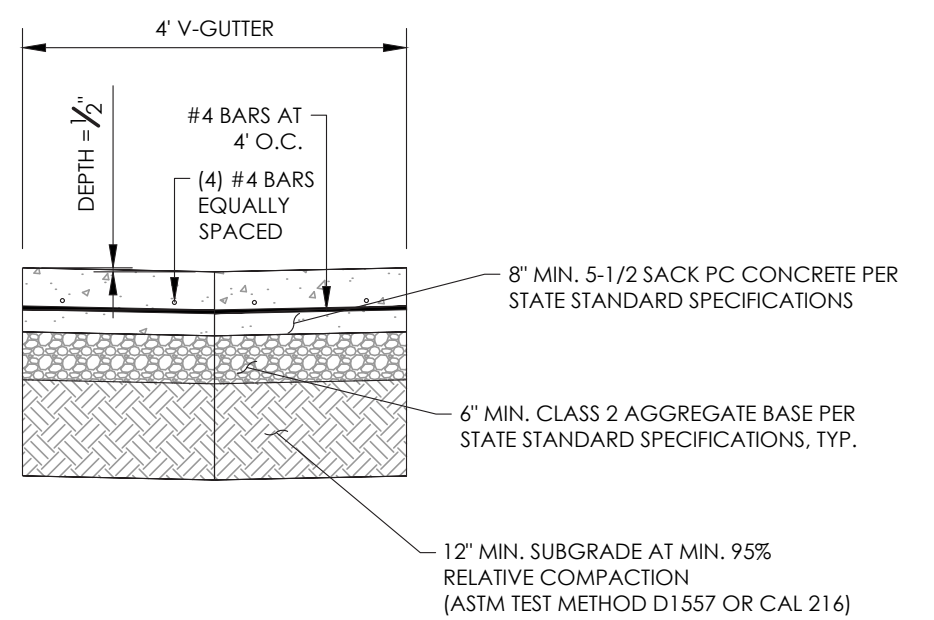
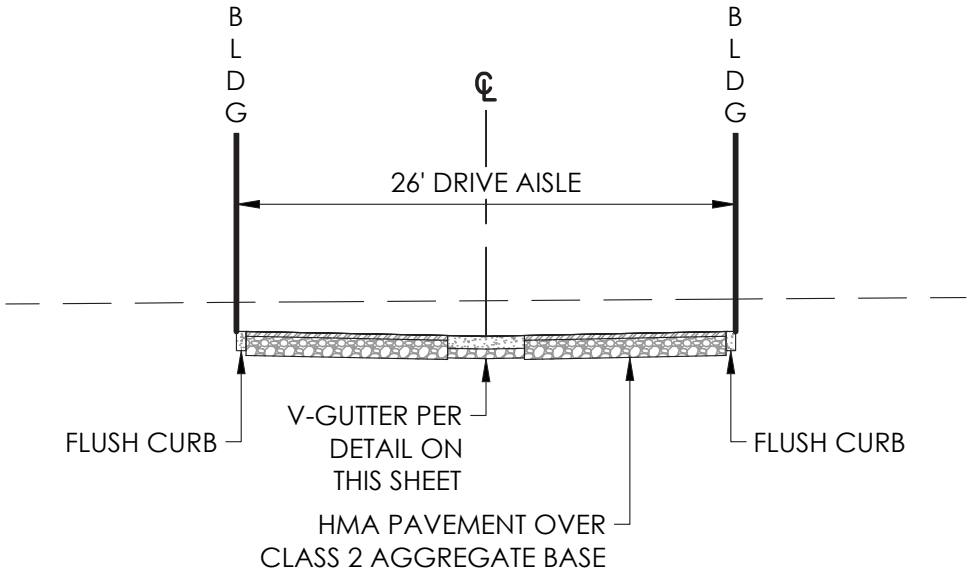
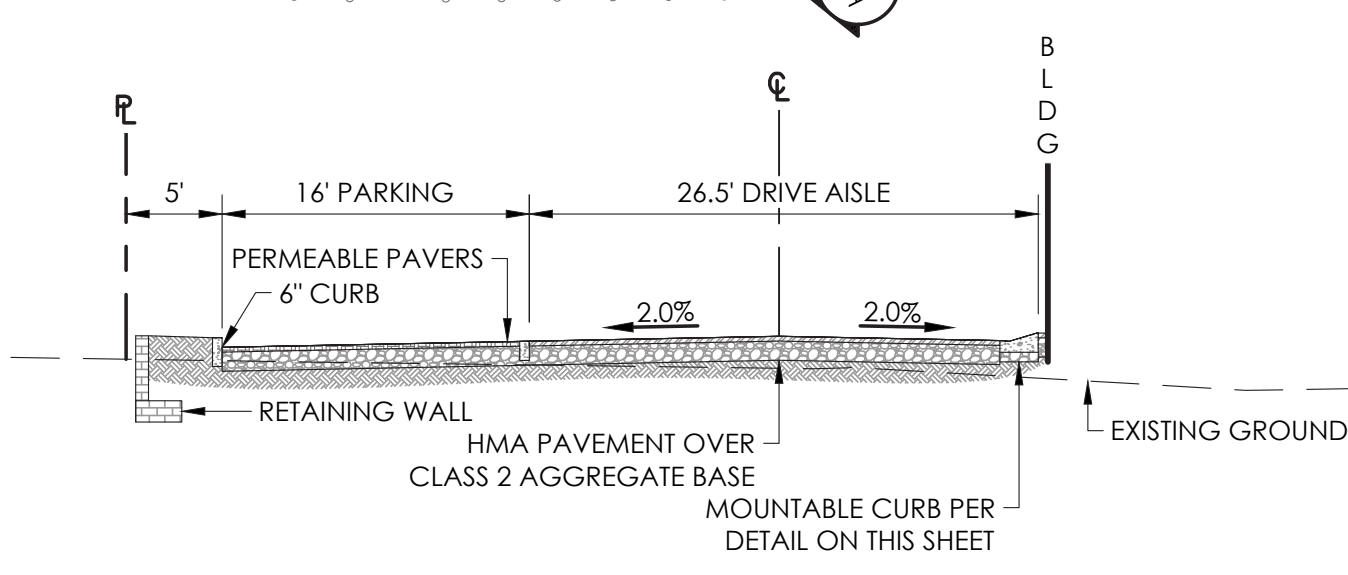
LEGEND

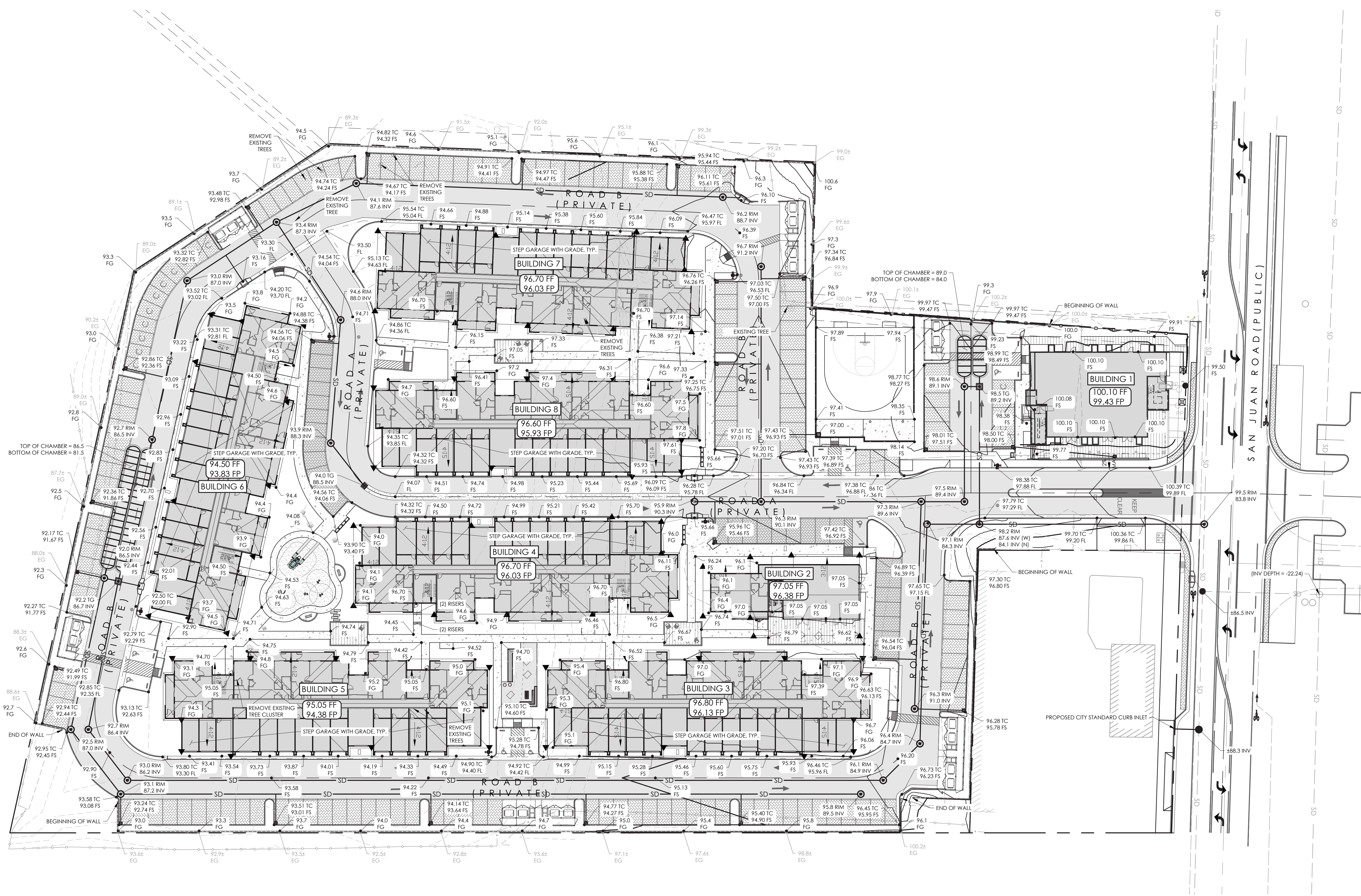
- PROPOSED AC
- PROPOSED BUILDING
- PROPOSED CONCRETE
- PROPOSED PERVIOUS PAVER AREA
- PROPOSED LANDSCAPE AREA
- PROPOSED PRIVATE 8" PVC DOMESTIC WATER
- PROPOSED 8" FIRE WATER IN SHARED TRENCH (SEE DETAIL ON THIS SHEET)
- PROPOSED PRIVATE 8" PVC SEWER S=0.005 FT/FT MIN
- PROPOSED PRIVATE SEWER LATERAL WITH CLEANOUT PER CITY STD. C-2
- PROPOSED STORM DRAIN, SEE GRADING & DRAINAGE
- PROPOSED CITY STANDARD CURB INLET
- PROPOSED ROOF DOWNSPOUT

PRELIMINARY KEY NOTES

NOTE: SITE FEATURES AND UTILITIES ARE IN CONFORMANCE WITH THE LATEST VERSION OF THE CITY OF HOLLISTER DESIGN STANDARDS, STANDARD SPECIFICATIONS, AND STANDARD PLANS, UNLESS OTHERWISE NOTED. UTILITIES SHOWN WITHIN THE SITE WILL BE PRIVATELY MAINTAINED.

- 1 PAVEMENT STRUCTURAL SECTION PER STD. A-1
- 2 CROSS GUTTER PER STD. A-8
- 3 6" CONCRETE CURB
- 4 CURB AND GUTTER PER STD. A-8
- 5 MOUNTABLE CURB PER DETAIL ON THIS SHEET
- 6 FLUSH CONCRETE CURB
- 7 SIDEWALK PER STD. A-9
- 8 8" REDUCE PRESSURE PRINCIPLE BACKFLOW DEVICE PER STD. B-5
- 9 DRIVEWAY APPROACH PER STD. A-11
- 10 4" WIDE CONCRETE V-GUTTER
- 11 FIRE HYDRANT PER STD. B-1
- 12 DOMESTIC WATER SERVICE AND METER
- 13 FIRE WATER SERVICE
- 14 8" BACKFLOW PREVENTION DEVICE PER STD. B-4
- 15 WATER MAIN TIE-IN PER STD. B-7
- 16 TYPE 1 STANDARD MANHOLE PER STD. C-1
- 17 SEWER LATERAL & CLEANOUT PER STD. C-2
- 18 TYPE 2 STANDARD MANHOLE PER STD. D-2
- 19 REINFORCED CONCRETE PATH PER LANDSCAPE PLANS





GRADING NOTES

1. DRIVEWAYS SHALL HAVE A MINIMUM SLOPE OF 1% AND A MAXIMUM SLOPE OF 7%.
2. THERE SHALL BE A 0.5" LIP AT THE FRONT OF THE GARAGE.
3. GARAGES SHALL HAVE A MINIMUM 1% SLOPE AND A MAXIMUM OF 2% SLOPE.
4. ELEVATION CHANGE FROM GARAGE TO HOUSE FINISH FLOOR SHALL BE 2" MINIMUM AND 1.75" MAXIMUM.

LEGEND

- PROPOSED AC
- PROPOSED BUILDING
- PROPOSED CONCRETE
- PROPOSED PERVIOUS PAVER AREA
- PROPOSED LANDSCAPE AREA
- PROPOSED CMU BLOCK WALL
- PROPOSED SQUARE CONCRETE CATCH BASIN
- PROPOSED CITY STANDARD STORM DRAIN MANHOLE
- PROPOSED CITY STANDARD CURB INLET
- PROPOSED PRIVATE STORM DRAIN, 18" DIA. UNLESS OTHERWISE NOTED
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPOSED ROOF DOWNSPOUT

ABBREVIATIONS

- FF FINISHED FLOOR
- FP FINISHED PAD
- FS FINISHED SURFACE
- FL FLOWLINE
- TC TOP OF CURB
- EG EXISTING GRADE
- FG FINISHED GRADE
- INV INVERT
- TG TOP OF GRADE

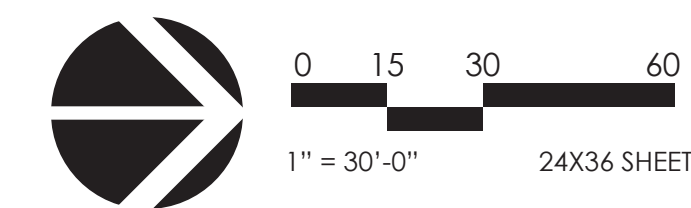
APPROXIMATE EARTHWORK QUANTITIES

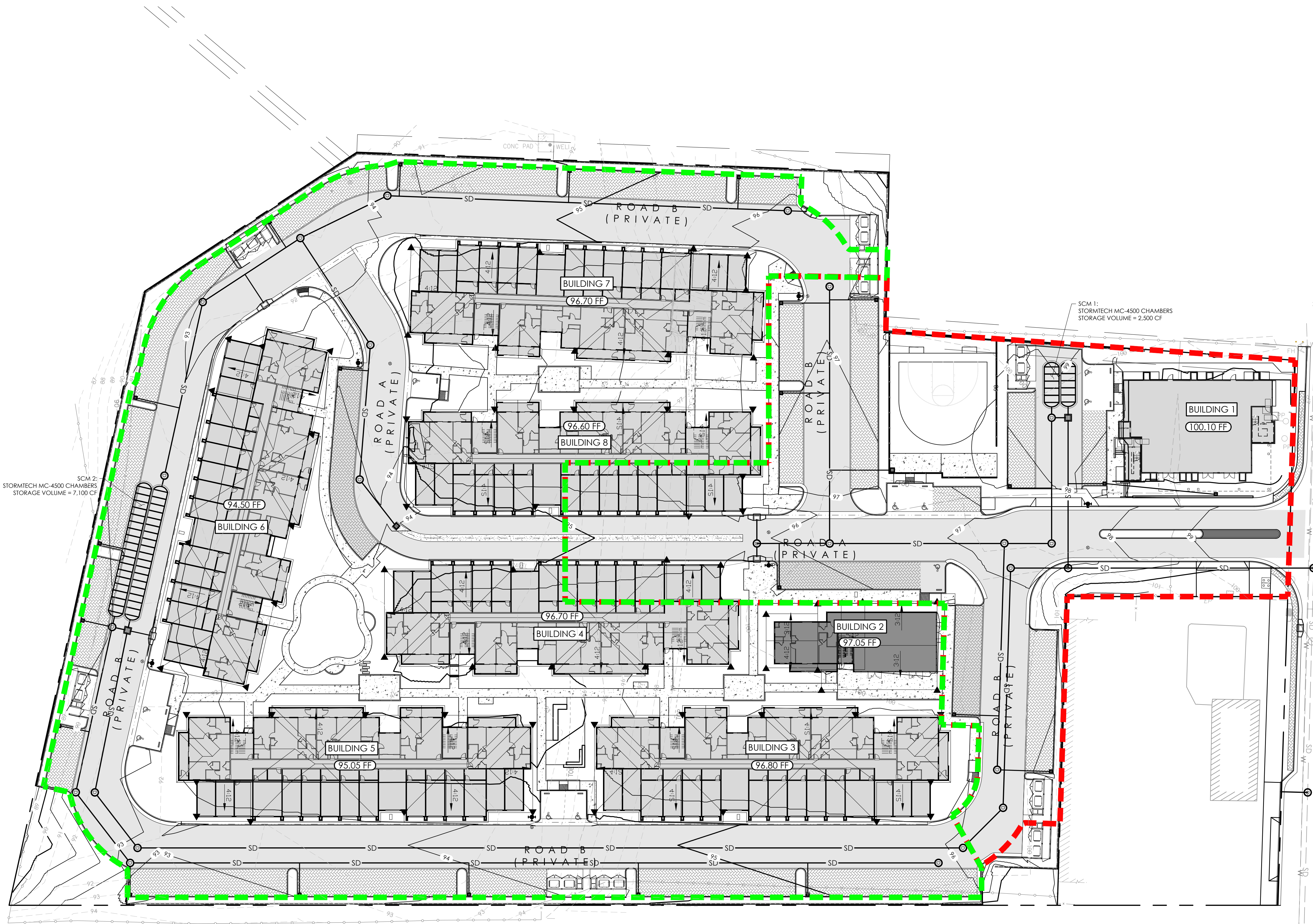
AREA OF DISTURBANCE: 5.14 ACRE

THE APPROXIMATE RAW EARTHWORK QUANTITIES SHOWN HEREON REPRESENT THE ESTIMATED VOLUMETRIC DIFFERENCE CALCULATED BETWEEN THE PROPOSED SUBGRADE AND EXISTING GRADE SURFACE, AND ARE SUBJECT TO CHANGE. THESE ESTIMATES DO NOT INCLUDE CONSIDERATIONS FOR LOSSES OR BULKING DUE TO: SOIL AMENDMENTS, STABILIZATION, CONSTRUCTION TECHNIQUE, FOOTING & TRENCHING SPOILS, ETC. THESE CONSIDERATIONS, IN ADDITION TO ACTUAL FIELD CONDITIONS AND THE FINAL RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER, MAY SIGNIFICANTLY AFFECT THE FINAL IMPORT/EXPORT QUANTITIES. APPROXIMATE QUANTITIES SHOWN ON THESE PLANS ARE FOR PERMITTING PURPOSES ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CALCULATE ACTUAL QUANTITIES FOR THE PURPOSE OF CONSTRUCTION AND COST ESTIMATES. CONTRACTOR IS ALSO RESPONSIBLE FOR ADJUSTMENTS TO SLOPE HINGE POINTS IN ORDER TO PROVIDE GRADED PAD AREA ADJACENT TO PATHS, WALKWAYS, AND ROADS FOR UTILITY BOXES, TRANSFORMERS, AND ABOVE GROUND UTILITY INFRASTRUCTURE.

	CUT	FILL
RAW CUT	10,150 CY	-
RAW FILL	-	10,670 CY
STORMTECH CHAMBERS	600 CY	-
PERMEABLE PAVERS	1,140 CY	-
TRENCH SPOILS	3,820 CY	-

15" SECTION





LEGEND

- PROPOSED IMPERVIOUS
 - PROPOSED AC
 - PROPOSED BUILDING
 - PROPOSED CONCRETE
- PROPOSED PERVIOUS
 - PROPOSED PERVIOUS PAVER AREA
 - PROPOSED LANDSCAPE AREA
- PROPOSED PRIVATE STORM DRAIN
- DMA 1 (62,047 SF)
- DMA 2 (161,894 SF)

PROJECT STATISTICS

AREA OF DISTURBANCE: 223,941 SF
5.14 AC

(A) EXISTING CONDITION

IMPERVIOUS AREA: 12,635 SF
0.29 AC

PERVIOUS AREA: 211,306 SF
4.85 AC

(B) PROPOSED IMPROVEMENTS

IMPERVIOUS AREA: 125,060 SF
2.87 AC

PERVIOUS AREA: 51,496 SF
1.18 AC

SELF-RETAINING AREAS: 47,385 SF
1.09 AC

REQUIRED STORMWATER CONTROL MEASURES

TIER 1 - RUNOFF REDUCTION

- ROOF DRAIN DISCONNECT
- MINIMIZE IMPERVIOUS AREAS

TIER 2 - WATER QUALITY (85th PERCENTILE = 0.8")

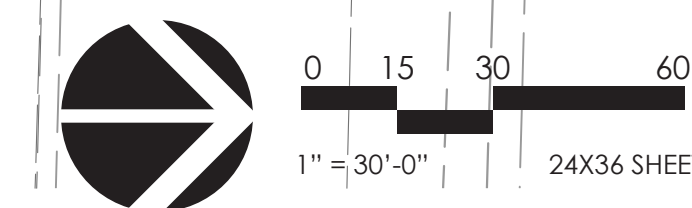
- ON-SITE RETENTION-BASED INFILTRATION

TIER 3 - RETAIN 95th PERCENTILE STORM EVENT (1.2")

- PAVERS WILL SELF-RETAIN AND ADDITIONALLY RETAIN AND INFILTRATE AN APPROXIMATE IMPERVIOUS AREA OF 22,400 SF
- STORAGE CHAMBERS WILL RETAIN AND INFILTRATE APPROXIMATE VOLUME 9,000 CF

TIER 4 - PEAK MANAGEMENT

- STORAGE CHAMBERS ARE SIZED USING A MODIFIED RATIONAL METHOD AND APPROXIMATED HYDROGRAPHS TO DETAIN A VOLUME BASED ON MAXIMUM ALLOWABLE OUTFLOW NOT TO EXCEED 90% OF PRE-DEVELOPED RATES FOR 2-YEAR THROUGH 100-YEAR STORM EVENTS



FIRE REQUIREMENTS FOR CONSTRUCTION

1. [A] 102.1 Construction and design provisions. The construction and design provisions of the fire code shall apply as follows:

- a. Structures, facilities and conditions arising after the adoption of this code.
- b. Existing structures, facilities and conditions not legally in existence at the time of adoption of this code.
- c. Existing structures, facilities and conditions when identified in specific sections of this code.
- d. Existing structures, facilities and conditions, which, in the opinion of the Fire Code Official, constitutes a distinct hazard to life and property.
- e. Existing Structures, alterations and repairs:
 - i. All new work performed in alterations and/or repairs to existing structures shall comply with the current provisions of this Chapter.
 - ii. When alterations and/or repairs result in the removal, alteration, modification, replacement and/or repair of fifty percent or more of the external walls of a building, or result in the removal, alteration, modification, replacement and/or repair of fifty percent or more of the existing internal structural and/or non-structural framework, independently or in combinations thereof, within a five-year period, the entire building shall be made to conform to the current provisions of this Chapter.
 - iii. Calculations of linear wall measurements shall be shown on all plans submitted for building permits, on the cover page in the project description of said plans.
 - iv. The determination under this section of the requirements for upgrading any existing structure to full conformance with current provisions of this Chapter shall be at the sole discretion of the Fire Code Official.

2. [A] 105.3.3 Occupancy prohibited before approval. The building or structure shall not be occupied prior to the fire code official issuing a permit and conducting associated inspections indicating the applicable provisions of this code have been met.

3. [A] 105.4.1 Construction Document Submittals. Construction documents and supporting data shall be submitted in two or more sets with each application for a permit and in such form and detail as required by the Fire Code Official. The construction documents shall be prepared by a registered design professional where required by the statutes of the jurisdiction in which the project is to be constructed.

22. 509.1.1 Utility Identification. Where required by the fire code official, gas shutoff valves, electric meters, service switches and other utility equipment shall be clearly and legibly marked to identify the unit or space that it serves. Identification shall be made in an approved manner, readily visible and shall be maintained.

23. 901.5.1 Occupancy. It shall be unlawful to occupy any portion of a building or structure until the required fire detection, alarm and suppression systems have been tested and approved.

24. 903.2 Approved automatic sprinkler systems shall be provided in all new buildings and structures constructed, moved into or relocated within the jurisdiction. Exceptions:

- (1) Structures not classified as Group R occupancies and not more than 500 square feet in total floor area.
- (2) Detached agricultural buildings, as defined by this code, located at least one hundred feet (100) from any other structure or the property line, whichever is closer.
- (3) Accessory structures associated with existing non-sprinklered R-3 occupancies (one- and two-family dwellings) and less than one thousand five hundred (1500) square feet in total fire area.
- (4) Where an insufficient water supply exists to provide for an automatic fire sprinkler system and where the Fire Code Official permits alternate protection.

25. 903.4.1 Monitoring. Alarm, supervisory and trouble signals shall be distinctly different and shall be automatically transmitted to an approved central station, remote supervising station or proprietary supervising station as defined in NFPA 72, or, when approved by the fire code official, shall sound an audible signal at a constantly attended location. The fire alarm system installed to transmit such signals shall be considered a building fire alarm system.

Exceptions:

1. Underground key or hub valves in roadway boxes provided by the municipality or public utility are not required to be monitored.
2. Backflow prevention device test valves located in limited area sprinkler system supply piping shall be locked in the open position. In occupancies required to be equipped with a fire alarm system, the backflow preventer valves shall be electrically supervised by a tamper switch installed in accordance with NFPA 72 and separately annunciated.

26. 907.2 A fire alarm system shall be installed in accordance with the provisions of this code and NFPA 72 shall be provided in new buildings and structures in accordance with this code. Fire alarm box shall be installed at a locations approved by the enforcing agency.

27. 907.6.6 Monitoring. Fire alarm systems, whether required by this chapter or the California Building Code or voluntarily installed, shall be monitored by an approved supervising station in accordance with NFPA 72 and this section.

4. [A] 105.4.2 Information on construction documents. Construction documents shall be drawn to scale on suitable material. Electronic media documents are allowed to be submitted where approved by the Fire Code Official. Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code and relevant laws, ordinances rules and regulations as determined by the Fire Code Official.

5. [A] 105.4.2.1 Fire Protection system shop drawings. Shop drawings for the fire protection system(s) shall be submitted to indicate compliance with this code and the construction documents, and shall be approved prior to the start of installation. Shop drawings shall contain all information as required by the referenced installation standards found in Chapter 9 of this Code.

6. 304.1.2 Vegetation. Weeds, grass, vines or other growth that is capable of being ignited and endangering property, shall be cut down and removed by the owner or occupant of the premises. Vegetation clearance requirements in urban-wildland interface areas shall be in accordance with Chapter 49.

7. [California Code of Regulations, Title 19, Division 1, §3.07(b)] Clearances. (b) Ground Clearance. The space surrounding every building or structure shall be maintained in accordance with the following:

Any person that owns, leases, controls, operates, or maintains any building or structure in, upon, or adjoining any mountainous area or forest-covered lands, brush covered lands, or grass-covered lands, or any land which is covered with flammable material, shall at all times do all of the following:

a. Maintain around and adjacent to such building or structure a firebreak made by removing and clearing away, for a distance of not less than 30 feet on each side thereof or to the property line, whichever is nearer, all flammable vegetation or other combustible growth. This section does not apply to single specimens of trees, ornamental shrubbery, or similar plants which are used as ground cover, if they do not form a means of rapidly transmitting fire from the native growth to any building or structure.

b. Maintain around and adjacent to any such building or structure additional fire protection or firebreak made by removing all brush, flammable vegetation, or combustible growth which is located from 30 feet to 100 feet from such building or structure or to the property line, whichever is nearer, as may be required by the enforcing agency if he finds that, because of extra hazardous conditions, a firebreak of only 30 feet around such building or structure is not sufficient to provide reasonable fire safety. Grass and other vegetation located more than 30 feet from such building or structure and less than 18 inches in height above the ground may be maintained where necessary to stabilize the soil and prevent erosion.

28. 912.2 FDC Location. With respect to hydrants, driveways, buildings and landscaping, fire department connections shall be so located that fire apparatus and hose connected to supply the system will not obstruct access to the buildings for other fire apparatus. The location of fire department connection(s) shall be approved by the fire code official (STREET SIDE)

29. 912.2.1 Visible location. Fire department connections shall be located on the street side of buildings, fully visible and recognizable from the street or nearest point of fire department vehicle access or as otherwise approved by the fire code official.

30. 912.4.1 Locking fire department connection caps. The fire code requires locking caps on fire department connections for water-based fire protection systems where the responding fire department carries appropriate key wrenches for removal. This jurisdiction utilizes the KNOX Box and Security Systems.

31. 912.4.2 Clear Space Around Connections. A working space of not less than 36 inches (914 mm) in width, 36 inches (914 mm) in depth and 78 inches (1981 mm) in height shall be provided and maintained in front of and to the sides of wall-mounted fire department connections and around the circumference of free-standing fire department connections, except as otherwise required or approved by the fire code official.

32. 912.4.3 Physical Protection. Where fire department connections are subject to impact by a motor vehicle, vehicle impact protection shall be provided in accordance with Section 312.

33. 912.5 Signs. A metal sign with raised letters not less than 1 inch (25 mm) in size shall be mounted on all fire department connections serving automatic sprinklers, standpipes or fire pump connections. Such signs shall read: AUTOMATIC SPRINKLERS or STANDPIPES or TEST CONNECTION or a combination thereof as applicable. Where the fire department connection does not serve the entire building, a sign shall be provided indicating the portions of the building served.

34. 912.6 Backflow protection. The potable water supply to automatic sprinkler and standpipe systems shall be protected against backflow as required by the Health and Safety Code Section 13114.7.

35. 3310 ACCESS FOR FIRE FIGHTING Approved vehicle access for firefighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet (30 480 mm) of temporary or permanent fire department connections. Vehicle access shall be provided capable of supporting vehicle loading under all weather conditions. Hollister Fire Department requires all weather hard paved roadway. For Construction

8. 503.1.1 Buildings and facilities. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

9. 503.2 Fire Department Access and Egress. (Roads) Required access roads from every building to a public street shall be all-weather hard-surfaced (suitable for use by fire apparatus) right-of-way not less than 20 feet in width. Such right-of-way shall be unobstructed and maintained only as access to the public street.

Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches.

10. 503.2.7 Grade. The grade of fire apparatus access roads shall be no greater than fifteen percent unless specifically approved by the Fire Code Official.

11. 503.2.7.1 Paving. All fire apparatus access roads over eight percent (8%) shall be paved with a minimum of .17 feet of asphaltic concrete on 0.34 feet of aggregate base. All fire apparatus access roads over fifteen percent (15%) where approved shall be paved with perpendicularly grooved concrete.

12. 503.3 Marking. Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING—FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

13. 505.1 Address Identification. New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than 4 inches (102 mm) high with a minimum stroke width of 1/2 inch (12.7 mm). Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address identification shall be maintained.

36. 3311.2 Maintenance of Egress. Required means of egress and required accessible means of egress shall be maintained during construction and demolition, remodeling or alterations and additions to any building.

Exception: Approved temporary means of egress and accessible means of egress systems and facilities.

37. 3312.1 WATER SUPPLY FOR FIRE PROTECTION An approved water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material arrives on the site. For Construction

38. Section 3315 Portable Fire Extinguishers. Structures under construction, alteration or demolition shall be provided with not less than one approved portable fire extinguisher in accordance with Section 906 and sized for not less than ordinary hazard as follows:

- A. At each stairway on all floor levels where combustible materials have accumulated.
- B. In every storage and construction shed.
- C. Additional portable fire extinguishers shall be provided where special hazards exist including, but not limited to, the storage and use of flammable and combustible liquids.

39. D103.2 Gates All gates providing access from a road to a driveway shall be located at least thirty (30) feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Gate entrances shall be at least two (2) feet wider than the width of the traffic lane but in no case be less than fourteen (14) feet wide unobstructed and unobstructed vertical clearance of fifteen (15) feet. Where a one-way road with a single traffic lane provides access to a gated entrance, a fort (40) foot turning radius shall be used. Where gates are to be locked, the installation of a key box, lock or Knox key switch is required.

40. D105.2 Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet in the immediate vicinity of the building or portion thereof.

41. D105.3 Proximity to building. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet (4572 mm) and a maximum of 30 feet (9144 mm) from the building, and shall be positioned parallel to one entire side of the building.

14. 506.1 Required. Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box or other approved emergency access device to be installed in an approved location. The key box or other approved emergency access device shall be of an approved type and shall contain keys or other information to gain necessary access as required by the fire code official. Where a key box is used, it shall be listed in accordance with UL 1037. This jurisdiction utilizes the KNOX Box and Security Systems.

15. 507.3 Fire flow. Fire-flow requirements for buildings or portions of buildings and facilities shall be determined by an approved method or Appendix B.

16. 507.5.1 Required. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.

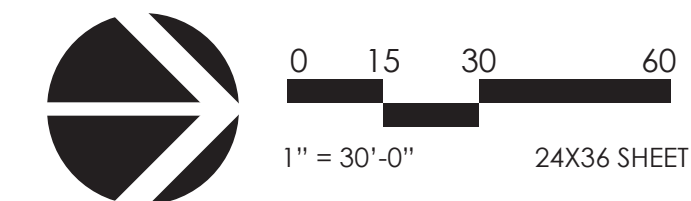
17. 507.5.1.1 Hydrant for standpipe systems. Buildings equipped with a standpipe system installed in accordance with Section 905 shall have a fire hydrant within 100 feet (30 480 mm) of the fire department connections.

18. 507.5.4 Obstruction. Unobstructed access to fire hydrants shall be maintained at all times. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants.

19. 507.5.5 Clear Space Around Hydrants. A 3-foot (914 mm) clear space shall be maintained around the circumference of fire hydrants, except as otherwise required or approved.

20. 507.5.6 Physical Protection. Where fire hydrants are subject to impact by a motor vehicle, guard posts or other approved means shall comply with Section 312.

21. 509.1 Identification. Fire protection equipment shall be identified in an approved manner. Rooms containing controls for air-conditioning systems, sprinkler risers and valves, or other fire detection, suppression or control elements shall be identified for the use of the fire department. Approved signs required to identify fire protection equipment and equipment location shall be constructed of durable materials, permanently installed and readily visible.





CONCEPTUAL PLANT SCHEDULE:

TREES	QTY	BOTANICAL NAME	COMMON NAME
	57	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW
	13	GINKGO BILOBA 'FASTIGIATA'	MAIDENHAIR TREE
	12	JACARANDA MIMOSIFOLIA	JACARANDA
	69	LAGERSTROEMIA INDICA 'WATERMELON RED'	GRAPE MYRTLE
	19	PYRUS CALLERYANA 'BRADFORD'	BRADFORD CALLERY PEAR
	21	ULMUS PARVIFOLIA 'DRAKE'	DRAKE ELM
	DROUGHT TOLERANT SHRUBS		45,025 SF
		CARPINTERIA CALIFORNICA 'ELIZABETH' / ELIZABETH BUSH ANEMONE	
		CEANOTHUS GRISEUS HORIZONTALIS 'YANKEE POINT' / CALIFORNIA LILAC	
		CHONDRPETALUM TECTORUM / CAPE RUSH	
		CISTUS PULVERULENTIS 'SUNSET' / SUNSET ROCKROSE	
		CLYTOSTOMA CALLISTEGIODES / VIOLET TRUMPET VINE	
		EPILOBIUM CANUM 'CATALINA' / CATALINA CALIFORNIA FUSHIA	
		JUNCUS EFFUSUS 'OCCIDENTAL BLUE' / OCCIDENTAL BLUE RUSH	
		KNIPHOFIA UVARIA 'ECHO MANGO' / REBLOOMING TORCHLILY	
		LAVANDULA X INTERMEDIA 'PROVANCE' / PROVANCE LAVENDER	
		LEYMUS CONDENSATUS 'CANYON PRINCE' / NATIVE BLUE RYE	
		LOMANDRA LONGIFOLIA 'BREEZE' TM / BREEZE MAT RUSH	
		MIMULUS AURANTICUS / STICKY MONKEYFLOWER	
		MUHLENBERGIA DUBIA / PINE MUHLY	
		MYOPORUM PARVIFOLIUM 'PROSTRATUM' / MYOPORUM	
		NEPETA X FAASENII 'WALKERS LOW' / WALKERS LOW CATMINT	
		PENSTEMON HETEROPHYLLUS 'MARGARITA BOP' / PENSTEMON	
		PHLOMIS FRUTICOSA / JERUSALEM SAGE	
		RHAMNUS CALIFORNICA 'EVE CASE' / CALIFORNIA COFFEBERRY	
		ROSA X 'FLOWER CARPET WHITE' / ROSE	
		SALVIA CHAMAEDRYOIDES / MEXICAN BLUE SAGE	
		SENECIO VIRA-VIRA / DUSTY MILLER	
		TARGETES LEMONII / COPPER CANYON DAISY	
		VERBENA LILACINA 'DE LA MINA' / LILAC VERBENA	
		WESTRINGIA FRUTICOSA 'MORNING LIGHT'	

PLANTING DESIGN CRITERIA:

THE PLANT PALETTE IS COMPRISED OF PLANT MATERIAL AND TREES KNOWN TO THRIVE IN THE LOCAL CLIMATE AND SOIL CONDITIONS. 20% OR LESS OF THE PLANT MATERIAL WILL REQUIRE MODERATE WATER, AND THE REMAINDER WILL REQUIRE LOW TO VERY LOW WATER ONCE ESTABLISHED. THIS PLANT PALETTE COUPLED WITH THE IRRIGATION SYSTEM DESCRIBED, HAS BEEN DESIGNED TO MEET OR EXCEED THE STATE AND LOCAL STANDARDS FOR WATER CONSERVATION THROUGH WATER EFFICIENT LANDSCAPE IRRIGATION DESIGN. LOW WATER SHRUBS AND GROUNDCOVERS COMPRISE A MAJORITY OF THE TOTAL LANDSCAPED AREA.

THIS PLAN WILL COMPLY WITH MUNICIPAL CODE REQUIREMENTS AND STATE WATER EFFICIENT LANDSCAPE ORDINANCES.

IRRIGATION DESIGN CRITERIA:

THE IRRIGATION DESIGN WILL COMPLY WITH THE LOCAL AND THE STATE WATER CONSERVATION REQUIREMENTS. THE WATER CONSERVATION METHOD FOR NEW ORNAMENTAL LANDSCAPE PLANT MATERIAL HAS LOW TO MEDIUM WATER USE. A WEATHER SENSING, 'SMART CONTROLLER' WILL BE USED TO MONITOR THE IRRIGATION WATER AND MANAGE DAILY WATER CONSUMPTION TO THE MINIMUM REQUIREMENTS FOR EACH HYDROZONE. ALL TREES, SHRUBS, AND GROUNDCOVER AREAS WILL BE IRRIGATED ON SEPARATE HYDROZONES SO THAT ONCE ESTABLISHED, WATER CAN BE REGULATED IN A MORE EFFICIENT MANNER. TREES WILL BE IRRIGATED BY BUBBLERS. ALL ORNAMENTAL PLANTING WILL RECEIVE DRIP IRRIGATION OR OTHER HIGHLY EFFICIENT IRRIGATION.

