



MARY AVENUE AFFORDABLE HOUSING

MARY AVENUE
AFFORDABLE
HOUSING

CHARITIES
HOUSING

MARY AVENUE
CUPERTINO, CALIFORNIA



Ko Architects, Inc.
900 High Street, Suite 1
Palo Alto, CA 94301
p: 650.853.1908

PROJECT DESCRIPTION

THE SITE IS A LONG AND NARROW RECTANGLE ABUTTING THE HIGHWAY 85 SOUND WALL ON MARY AVENUE IN CUPERTINO, CALIFORNIA.

CHARITIES HOUSING IN COOPERATION WITH THE ROTARY DEVELOPMENT CORPORATION AND HOUSING CHOICES COALITION WON THE COMPETITIVE RFP TO DEVELOP THE SITE AND ARE CURRENTLY IN AN ENE PERIOD WITH THE CITY. THE DEVELOPER IS SEEKING TO BUILD A 100% AFFORDABLE 40 UNIT HOUSING DEVELOPMENT, INCLUDING 19 UNITS RESERVED FOR INDIVIDUALS WITH INTELLECTUAL AND DEVELOPMENTAL DISABILITIES. THE PROJECT PROPOSES THE CONSTRUCTION OF 2 TWO-STORY BUILDINGS AND 22 ON SITE PARKING SPACES. THE PROJECT ALSO INCLUDES A LEASING OFFICE AND A COMMUNITY ROOM.

THE PROPOSED BUILDINGS WILL COMPLY WITH CHAPTER 11A OF THE 2022 CBC. ALL THE PROPOSED AFFORDABLE UNITS ARE MEETING THE ACCESSIBLE REQUIREMENTS FOR THE MULTI-FAMILY DWELLINGS.

PROJECT SUMMARY TABLE

<u>SITE AREA:</u>	0.7913 ACRES (34,412 SQUARE FEET)
<u>APN</u>	326-27-053
<u>PROJECT OCCUPANCY</u>	R-2
<u>CONSTRUCTION TYPE</u>	VA
<u>SPRINKLERS</u>	YES, NFPA13
<u>TOTAL BUILDING AREA:</u>	32,255 SQ. FT.
<u>BUILDING 1:</u>	16,097 SQ. FT. 19 UNITS
STUDIO UNITS:	2 UNITS
1 BEDROOM UNITS:	8 UNITS
2 BEDROOM UNITS:	8 UNITS
3 BEDROOM UNIT (MANAGER):	1 UNIT
<u>BUILDING 2:</u>	16,158 SQ. FT. 21 UNITS
STUDIO UNITS:	1 UNIT
1 BEDROOM UNITS:	14 UNITS
2 BEDROOM UNITS:	6 UNITS
<u>TOTAL UNITS:</u>	40 UNITS
<u>UNIT DENSITY:</u>	50 UNITS/ACRE • 0.7913 ACRES = 40 UNITS
<u>PARKING:</u>	
ON-SITE PARKING:	22 STALLS
REGULAR ACCESSIBLE	20 STALLS
2 STALLS	
<u>OFF-SITE PARKING</u>	33 STALLS
<u>TOTAL PARKING PROVIDED</u>	55 STALLS

CONSTRUCTION SITE FIRE SAFETY

ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 AND STANDARD DETAIL AND SPECIFICATION S1-1.

BUILDINGS WILL BE PROTECTED WITH FIRE SPRINKLER NFPA13, THE REAR OF THE BUILDING WILL BE PROTECTED WITH ONE HOUR FIRE RATED WALLS AND THE OPENINGS WILL BE PROTECTED BY OVERHEAD FIRE SPRINKLERS PER CHAPTER 6 4.1 OF 2022 CBC.

AN APPROVED KNOX LOCK SHALL BE INSTALLED ON GATES OR SIMILAR BARRIERS WHEN REQUIRED BY THE FIRE CODE OFFICIAL. THE OPERATOR OF THE BUILDING SHALL IMMEDIATELY NOTIFY THE FIRE CODE OFFICIAL AND PROVIDE THE NEW KEY WHEN A LOCK IS CHANGED OR RE-KEYED. THE KEY TO SUCH LOCK SHALL BE SECURED IN THE KEY BOX. (CFC SEC. 506).

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PROJECT TEAM

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LANDSCAPE ARCHITECT:
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Email: keith@keithwilliglandscape.com

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PLEASANTON, CA 94588
Phone: (925) 682-1114 EXT.232
Contact: TIM NGUYEN, PM
Email: tnguyen@vuzionutility.com

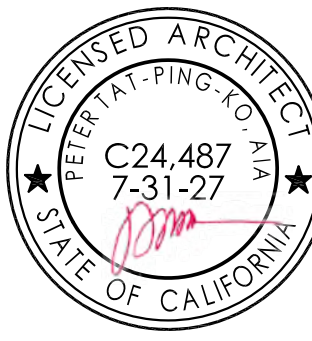
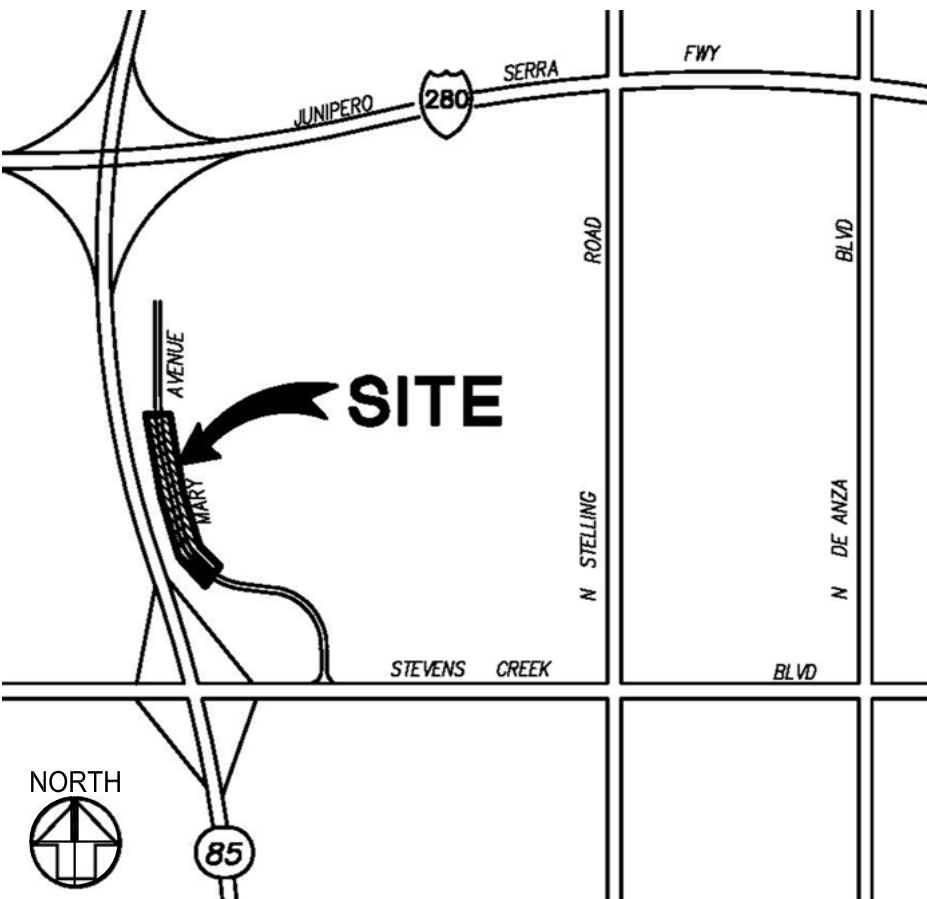
DEFERRED SUBMITTALS

- 1-FIRE SPRINKLER SYSTEM.
- 2-FIRE ALARM SYSTEM.

NOTE:
DEFERRED SUBMITTAL ITEMS ARE TO BE DESIGN-BUILD BY CONTRACTOR, AND INCLUDED IN T.I. BID SET PROJECT PRICING.
SUBMITTAL DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE ARCHITECT OR ENGINEER OF RECORD, WHO SHALL REVIEW THEM AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND THAT THEY HAVE BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.

A STATE OF CALIFORNIA LICENSED (C-16) FIRE PROTECTION CONTRACTOR SHALL SUBMIT PLANS, CALCULATIONS, A COMPLETED PERMIT APPLICATION AND APPROPRIATE FEES TO THIS DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO BEGINNING THEIR WORK. CFC SEC. 903.2
REFER TO CFC SEC. 901 AND THE CURRENTLY ADOPTED EDITION OF NFPA 72. SUBMIT SHOP DRAWINGS (3 SETS) AND A PERMIT APPLICATION TO THE SCCFD FOR APPROVAL BEFORE INSTALLING OR ALTERING ANY SYSTEM. CALL (408) 341-4420 FOR MORE INFORMATION.

VICINITY MAP



REVISION

PR2024-070 RESUBMITTAL	2.10.2025
PR2024-070 RESUBMITTAL	6.13.2025

PROJECT NO.	24-403
DATE	JULY 24, 2024
DRAWN BY	LCR
SCALE	

COVER SHEET SHEET

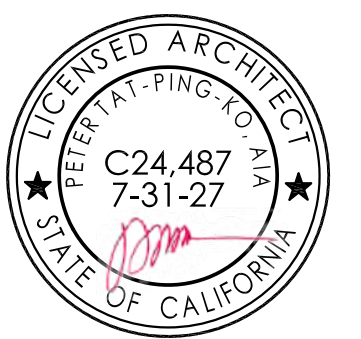
AS0.0

CHARITIES HOUSING

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REVISION

F. NORTH

PROJECT NO. 24-403

DATE JULY 24, 2024

DRAWN BY SD

SCALE $1'' = 40' - 0''$

SHEET

CONTEXTURAL PLAN

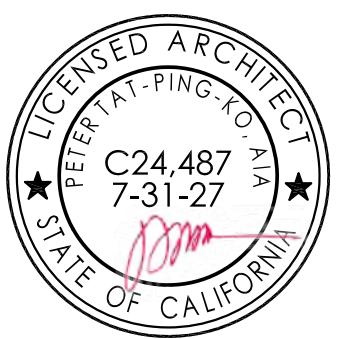
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REVISION

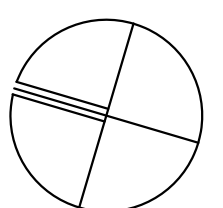
REF. NORTH

PROJECT NO. 24-403

DATE JULY 24, 2024

DRAWN BY EC

SCALE 1" = 40'-0"



SHEET

**OVERALL
ILLUSTRATED
SITE PLAN** **AS1.0**

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OVERALL SITE PLAN	1"=40'	1
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1	(E) PROPERTY LINE	10	(N) PARKING LOT WITH ASPHALT PAVING
2	(E) 14'-0" TALL CMU SOUND WALL	11	(N) RETAINING WALL
3	(E) 1'-0" PUBLIC SERVICE EASEMENT ON PROPERTY	12	(N) ELECTRICAL TRANSFORMER PAD
4	(E) FIRE LANE TO REMAIN	13	(N) CONCRETE TRASH PAD
5	(E) HIGHWAY SIGN POST TO REMAIN		
6	(N) PARALLEL OFF-SITE PARKING		
7	(N) BIOSWALE AT EDGE OF PARKING LOT		
8	(N) BIKE LANE		
9	(N) CONCRETE PEDESTRIAN SIDEWALK		

SITE AREA: 0.7913 ACRES
(34,412 SQUARE FEET)

NET LOT AREA: 0.7674 ACRES
(33,430 SQUARE FEET)

PERCENT LOT COVERAGE: 19,552 SQUARE FEET
/ 33,430 SQ. FT. = 58.5%

LANDSCAPE AREA: 6,613 SQUARE FEET
/ 33,430 SQ. FT. = 19.8%

PARKING:

<u>ON-SITE PARKING:</u>	22 STALLS
<u>ACCESSIBLE PARKING:</u>	2 STALLS
<u>ON-SITE PARKING RATIO:</u>	05 STALLS PER UNIT

NOTE: THERE ARE ALSO 33 OFF-SITE PARKING SPACES.
TOTAL PARKING FOR THE SITE IS 54 SPACES

<u>BUILDING AREA:</u>	32,655 SQ. FT.
<u>BUILDING 1:</u>	
TOTAL UNITS:	16,097 SQ. FT.
STUDIO UNITS:	19 UNITS
1 BEDROOM UNITS:	2 UNITS
2 BEDROOM UNITS:	8 UNITS
3 BEDROOM UNITS:	8 UNITS
	1 UNIT
<u>BUILDING 2:</u>	
TOTAL UNITS:	16,158 SQ. FT.
STUDIO UNITS:	21 UNITS
1 BEDROOM UNITS:	1 UNITS
2 BEDROOM UNITS:	14 UNITS
	6 UNITS
<u>TOTAL UNITS:</u>	40 UNITS
<u>UNIT DENSITY:</u>	50 UNITS/ACRE
	• 0.7913 ACRES = 40 UNITS

KEYNOTES	-	-
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TABULATIONS	-	-
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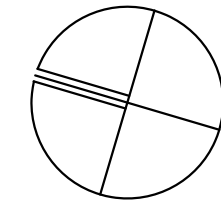


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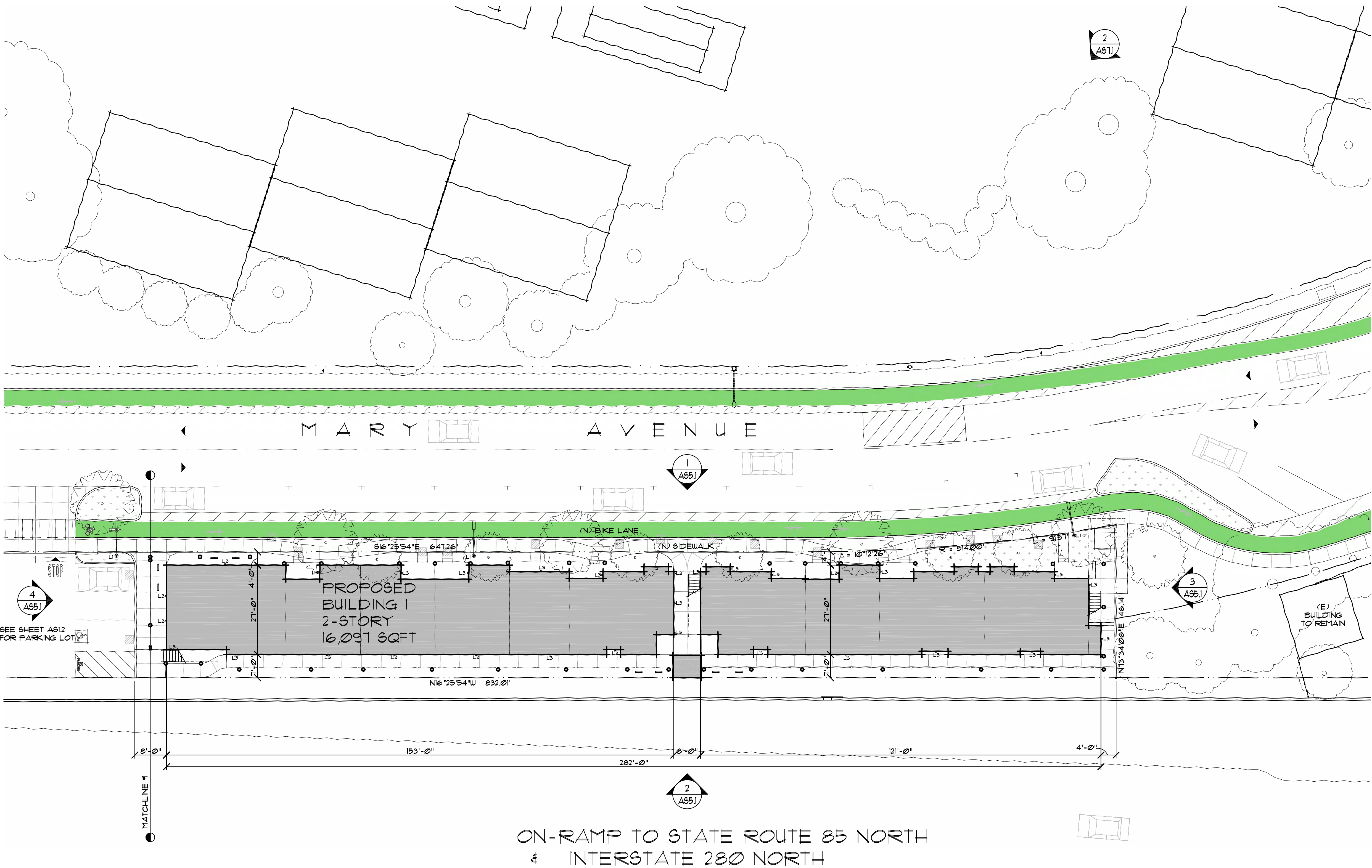
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ENLARGED
PROPOSED
SITE PLAN -
BUILDING 1

SHEET
AS1.1



ENLARGED PROPOSED SITE PLAN - BUILDING 1 1' = 1/16" 1

SITE ZONING:	R4	
	REQUIRED	PROPOSED
MAXIMUM HEIGHT:	10'-0"	23'-9"
MAXIMUM STORIES:	N/A	2 STORIES
SETBACKS:		
FRONT YARD:	N/A	4'-0"
REAR YARD:	N/A	1'-0"
SIDE SETBACK:	N/A	4'-0"
STREET SETBACK:	N/A	4'-0"

BICYCLE PARKING:	REQUIRED	PROPOSED
	2 SPACES	16 SPACES
BUILDING 1 ELEVATION:		306.00'
BUILDING 1 CURB ELEVATION:		305.78'
NOTE: BEARINGS FILED FOR RECORD IN BOOK 296 OF MAPS AT PAGE 42 IN SANTA CLARA COUNTY RECORDS. SEE CIVIL DRAWINGS FOR TOPOGRAPHY.		

TABULATIONS - -

CLEARANCE FOR FIRE RESCUE LADDERS TO REACH 2ND FLOOR BEDROOMS

ACCESSIBILITY LEGEND - -

L1	CREE LEDWAY LED STREET LIGHT ON 6' ARM. FINISH: BRONZE. PARKING LOT LIGHTING.
L2	CREE LEDWAY LED STREET LIGHT ON 4' ARM. FINISH: BRONZE. PARKING LOT LIGHTING.
L3	WAC WALL-MOUNTED CYLINDER SCONCE DOWNLIGHT. FINISH: BRONZE. BUILDING WALL LIGHTING

LIGHTING LEGEND - -

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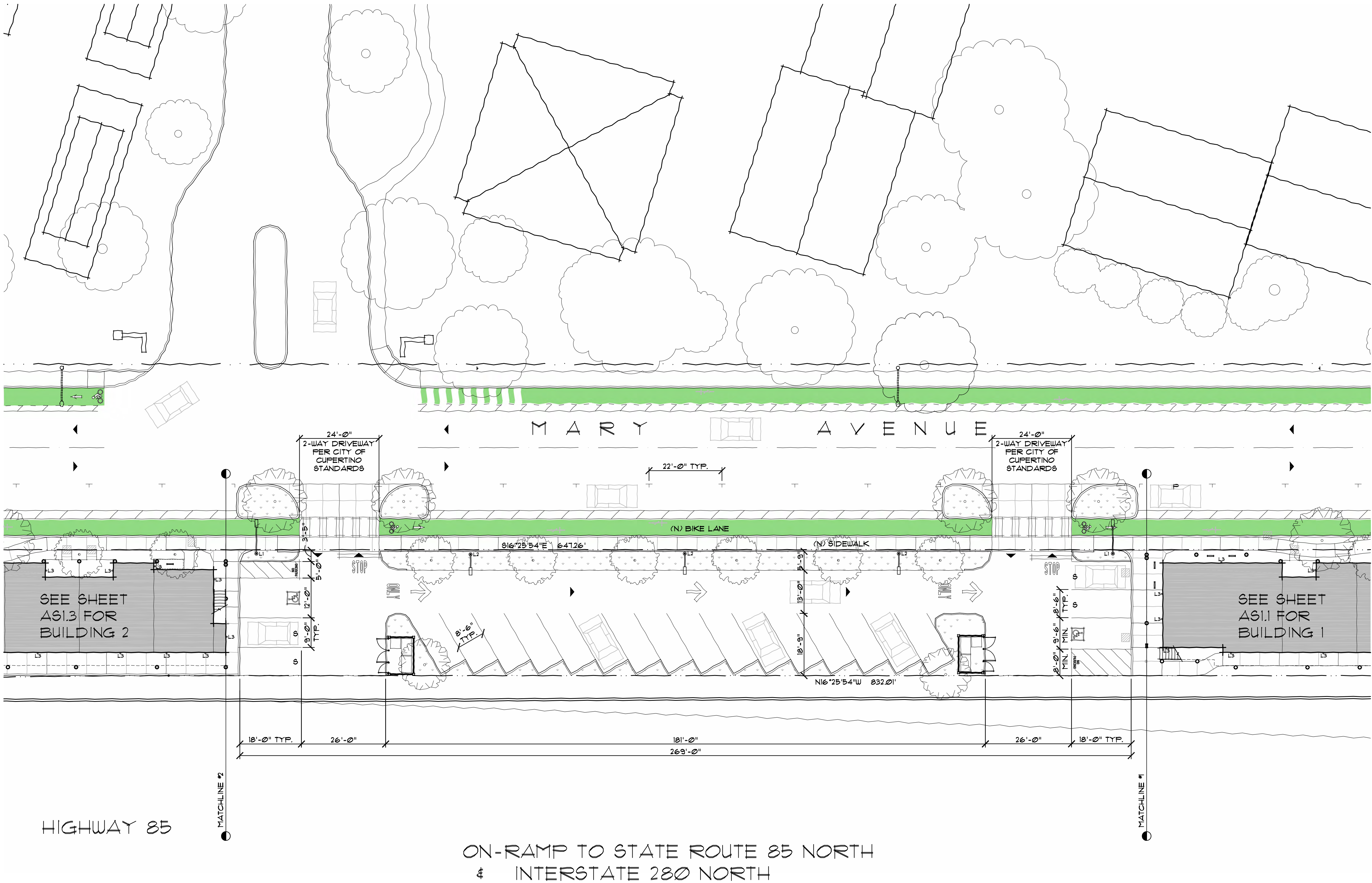


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	SCALE	AS NOTED

ENLARGED
PROPOSED
SITE PLAN -
PARKING LOT

SHEET
AS1.2



ENLARGED PROPOSED SITE PLAN - PARKING LOT

1' = 1/16" 1

SITE ZONING:		R4
PARKING:		
ON-SITE PARKING:	22 STALLS	
ACCESSIBLE PARKING:	2 STALLS	
ON-SITE PARKING RATIO:	0.5 STALLS	
	PER UNIT	
ELEVATIONS:		MIN. MAX.
PARKING LOT:	303.55'	305.31'
PARKING LOT CURB:	305.81'	304.05'

NOTE: BEARINGS FILED FOR RECORD IN
BOOK 236 OF MAPS AT PAGE 42 IN SANTA
CLARA COUNTY RECORDS
SEE CIVIL DRAWINGS FOR TOPOGRAPHY

CLEARANCE FOR FIRE RESCUE LADDERS TO
REACH 2ND FLOOR BEDROOMS

ACCESSIBILITY LEGEND

L1	CREE LEDWAY LED STREET LIGHT ON 6' ARM. FINISH: BRONZE. PARKING LOT LIGHTING.
L2	CREE LEDWAY LED STREET LIGHT ON 4' ARM. FINISH: BRONZE. PARKING LOT LIGHTING.
L3	WAC WALL-MOUNTED CYLINDER SCONCE DOWNLIGHT. FINISH: BRONZE. BUILDING WALL LIGHTING

TABULATIONS - -

LIGHTING LEGEND - -

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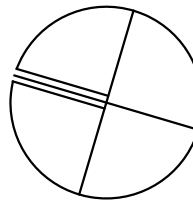


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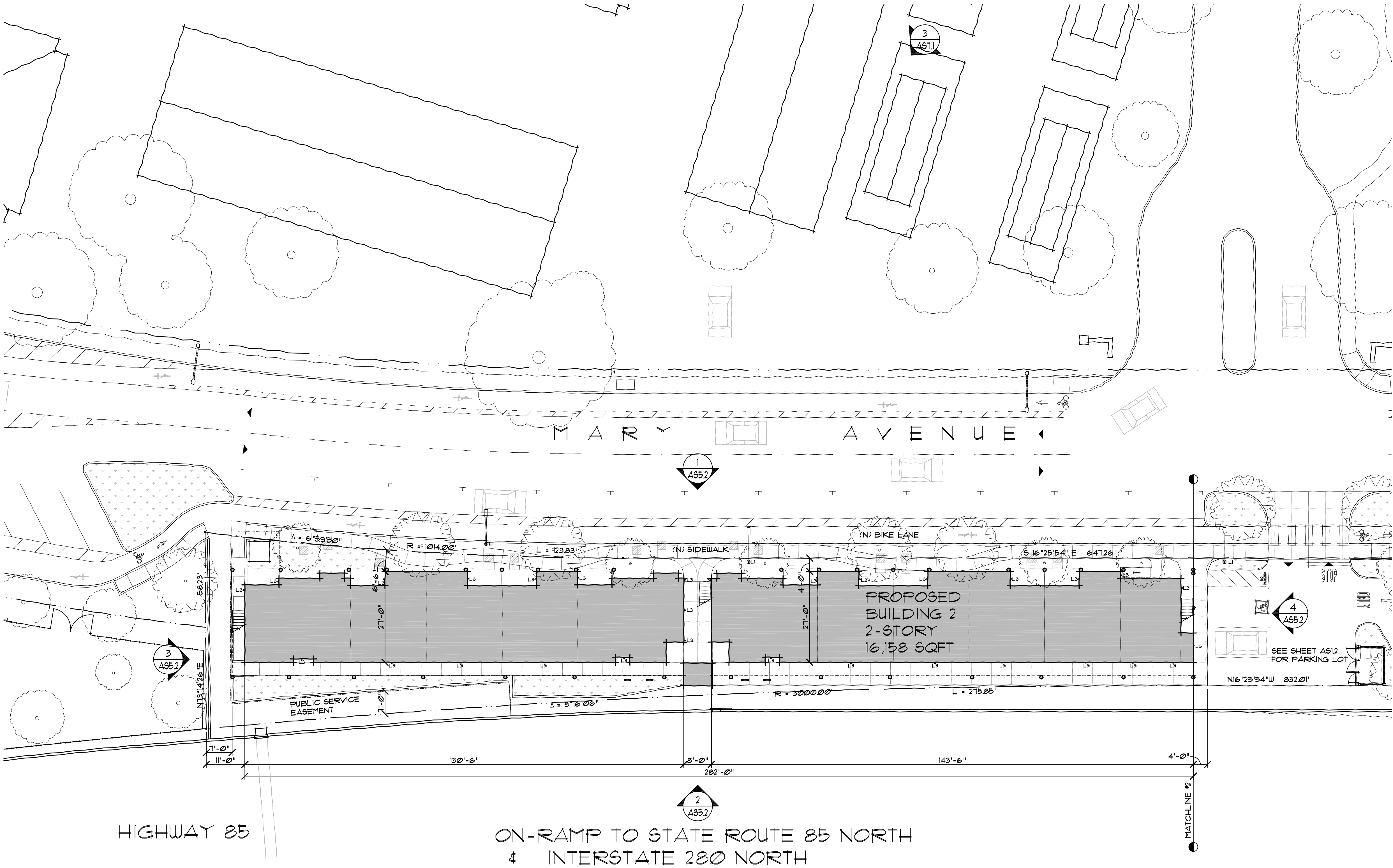
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ENLARGED
PROPOSED
SITE PLAN -
BUILDING 2

SHEET
AS1.3



ENLARGED PROPOSED SITE PLAN - BUILDING 2

1' = 1/16" 1

SITE ZONING:		R4
MAXIMUM HEIGHT:	REQUIRED	10'-0"
	PROPOSED	24'-0"
MAXIMUM STORIES:		N/A 2 STORIES
SETBACKS:		
FRONT YARD:	N/A	4'-0"
REAR YARD:	N/A	7'-0"
SIDE SETBACK:	N/A	11'-0"
STREET SETBACK:	N/A	4'-0"

BICYCLE PARKING:		REQUIRED 2 SPACES	PROPOSED 10 SPACES
BUILDING 2 ELEVATION:		304.10'	
BUILDING 2 CURB ELEVATION:		304.23'	

NOTE: 7'-0" PUBLIC SERVICE EASEMENT EXISTS ON THE NORTH END OF SITE AS INDICATED ON PLAN.
BEARINGS FILED FOR RECORD IN BOOK 236 OF MAPS AT PAGE 42 IN SANTA CLARA COUNTY RECORDS.
SEE CIVIL DRAWINGS FOR TOPOGRAPHY.

TABULATIONS - -

CLEARANCE FOR FIRE RESCUE LADDERS TO REACH 2ND FLOOR BEDROOMS

ACCESSIBILITY LEGEND

- L1 CREE LEDWAY LED STREET LIGHT ON 6' ARM. FINISH: BRONZE. PARKING LOT LIGHTING.
- L2 CREE LEDWAY LED STREET LIGHT ON 4' ARM. FINISH: BRONZE. PARKING LOT LIGHTING.
- L3 WAC WALL-MOUNTED CYLINDER SCONCE DOWNLIGHT. FINISH: BRONZE. BUILDING WALL LIGHTING.

LIGHTING LEGEND - -



OVERALL BIRDEYE VIEW - 1



BUILDING 1 BIRDEYE VIEW - 2



BUILDING 2 BIRDEYE VIEW - 3

MARY AVENUE AFFORDABLE HOUSING

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PERSPECTIVES SHEET

AS7.1



VIEW OF COMMUNITY CENTER

VIEW OF COMMUNITY CENTER - 1



VIEW OF LEASING OFFICE

VIEW OF LEASING OFFICE - 2

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PERSPECTIVES SHEET
AS7.2



OVERALL BIRDEYE VIEW - 1



BUILDING 1 BIRDEYE VIEW - 2



BUILDING 2 BIRDEYE VIEW - 3

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PERSPECTIVES SHEET
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VIEW OF COMMUNITY CENTER

VIEW OF COMMUNITY CENTER - 1



VIEW OF LEASING OFFICE

VIEW OF LEASING OFFICE - 2

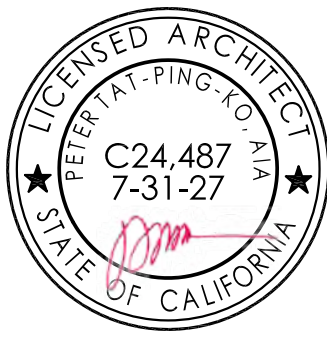
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PERSPECTIVES SHEET
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PROPOSED VIEWPOINT A (FROM MARY AVE, LOOKING NORTH TOWARD BUILDING 1) - 3



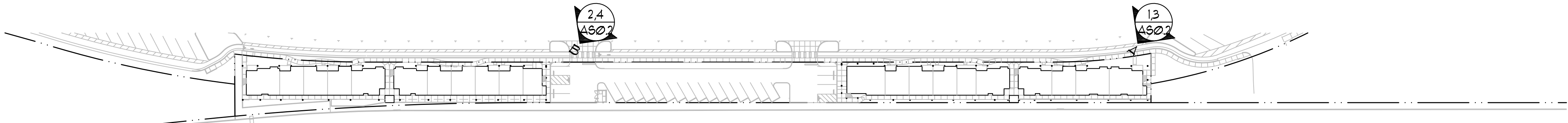
PROPOSED VIEWPOINT A (FROM MARY AVE, LOOKING NORTH TOWARD BUILDING 1) - 1



PROPOSED VIEWPOINT B (FROM MARY AVE, LOOKING NORTH TOWARD BUILDING 2) - 4



PROPOSED VIEWPOINT B (FROM MARY AVE, LOOKING NORTH TOWARD BUILDING 2) - 2



KEY MAP - -

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SCALE	AS NOTED

PHOTO
SIMULATIONS

SHEET
AS9.3



PROPOSED VIEWPOINT C (FROM MARY AVE, LOOKING SOUTH TOWARD BUILDING 1) - 3



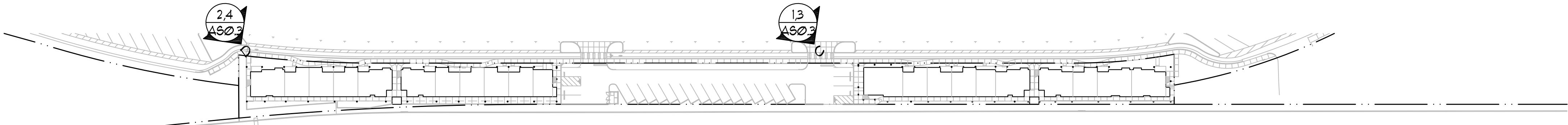
PROPOSED VIEWPOINT C (FROM MARY AVE, LOOKING SOUTH TOWARD BUILDING 1) - 1



PROPOSED VIEWPOINT D (FROM MARY AVE, LOOKING SOUTH TOWARD BUILDING 2) - 4



PROPOSED VIEWPOINT D (FROM MARY AVE, LOOKING SOUTH TOWARD BUILDING 2) - 2



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SHEET
PHOTO
SIMULATIONS **AS9.4**

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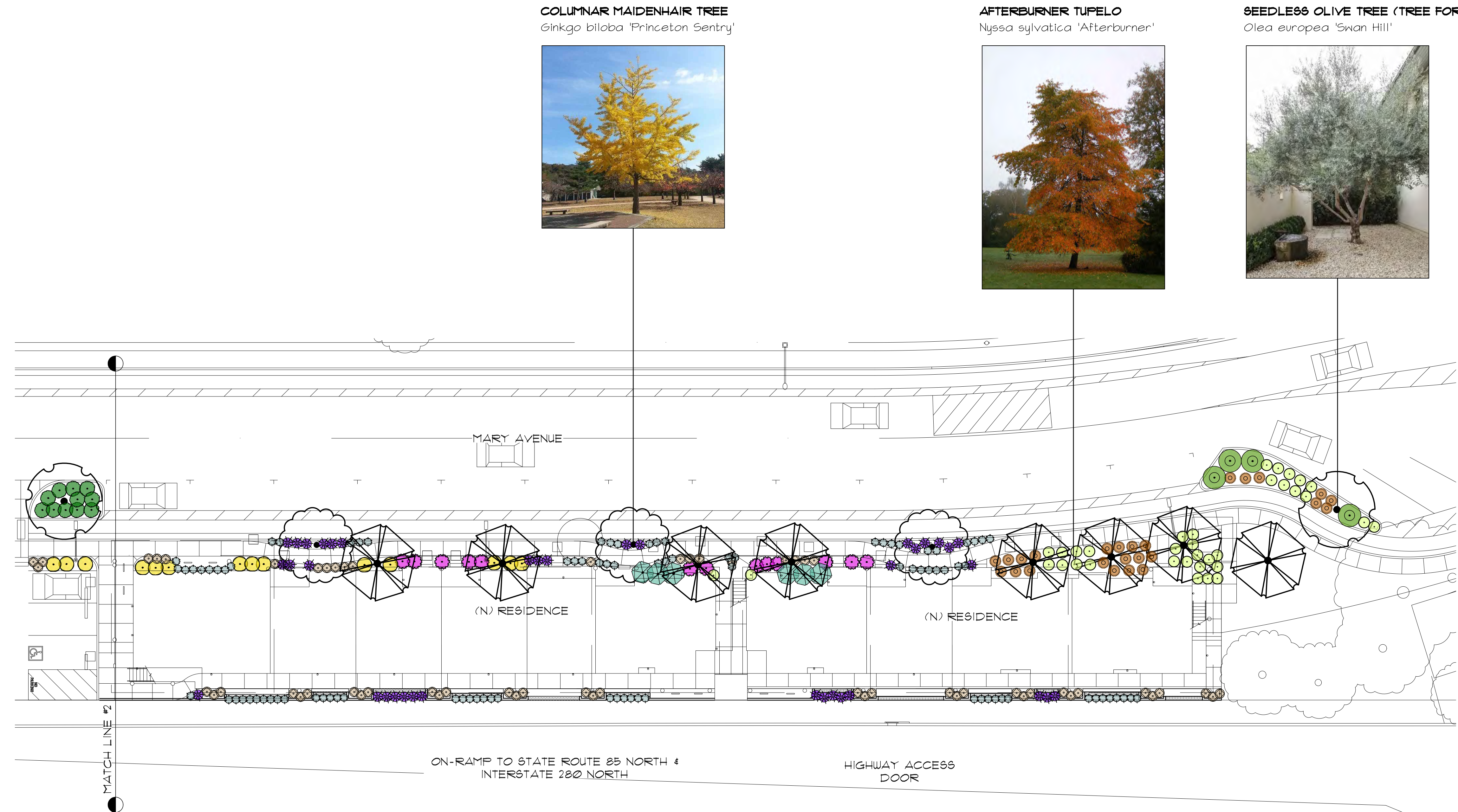
REF. NORTH	PROJECT NO. 24-403 DATE JANUARY 24, 2025 DRAWN BY AT SCALE 1/16" = 1'-0"
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SHEET

DD-1.0

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TREES						
SCIENTIFIC NAME	COMMON NAME	SIZE	WIDTH	HEIGHT	WELO	QTY
LAURUS NOBILIS 'SARATOGA'	SARATOGA BAY LAUREL	36" BOX	15'-20'	20'-30'	LOW	4
OLEA EUROPAEA 'SWAN HILL'	SEEDLESS OLIVE TREE (MULTI)	36" BOX	20'-30'	20'-30'	LOW	6
NYSSA SYLVATICA 'AFTERBURNER'	AFTERBURNER TUPELO	36" BOX	20'	35'	MED	20
GINKGO BILOBA 'PRINCETON SENTRY'	COLUMNAR MAIDENHAIR TREE	36" BOX	10'-20'	40'-50'	MED	7

SHRUBS AND GROUNDCOVER						
SCIENTIFIC NAME	COMMON NAME	SIZE	WIDTH	HEIGHT	WELO	QTY
ARCTOSTAPHYLOS 'EMERALD CARPET'	EMERALD CARPET MANZANTA	5 GAL	4'-5'	1/2' - 2'	LOW	44
SARCOCCOCA RUPIFOLIA	CHINESE SWEET BOX	5 GAL	5'-7'	5'-7'	LOW	21
LOROPETALUM CHINENSE 'SHANG-HI'	PURPLE DIAMOND FRINGE FLOWER	5 GAL	4'-5'	4'-5'	LOW	63
LIMONIUM PEREZII	SEA LAVENDER	1 GAL	2'-3'	2'-3'	LOW	65
OLEA EUROPAEA 'MONTRA'	LITTLE OLLIE	5 GAL	4'-5'	6'-8'	LOW	76
COFROSMA X KIRKII	DWARF MIRROR PLANT	5 GAL	4'-6'	1'-2'	LOW	16

GRASSES						
SCIENTIFIC NAME	COMMON NAME	SIZE	WIDTH	HEIGHT	WELO	QTY
CHONDROPETALUM TECTORUM	CAPE REED	1 GAL	3'-5'	3'-5'	LOW	75
CAREX TUMULICOLA	FOOTHILL SEDGE	1 GAL	1'-2'	1'-2'	LOW	238
LOMANDRA LONGIFOLIA 'BREEZE'	BREEZE DWARF MAT RUSH	1 GAL	3'-4'	2'-3'	LOW	161
LOMANDRA LONGIFOLIA 'PLATINUM BEAUTY'	VARIEGATED DWARF MAT RUSH	1 GAL	2'-3'	2'-3'	LOW	118
MUHLENBERGIA RIGENS	DEER GRASS	1 GAL	3'-4'	4'-5'	LOW	9

A FULLY AUTOMATIC IRRIGATION SYSTEM WILL BE PROVIDED.
THE PLANS ARE IN COMPLIANCE WITH ALL CITY STANDARDS.

MARY AVENUE
AFFORDABLE
HOUSING

CHARITIES
HOUSING

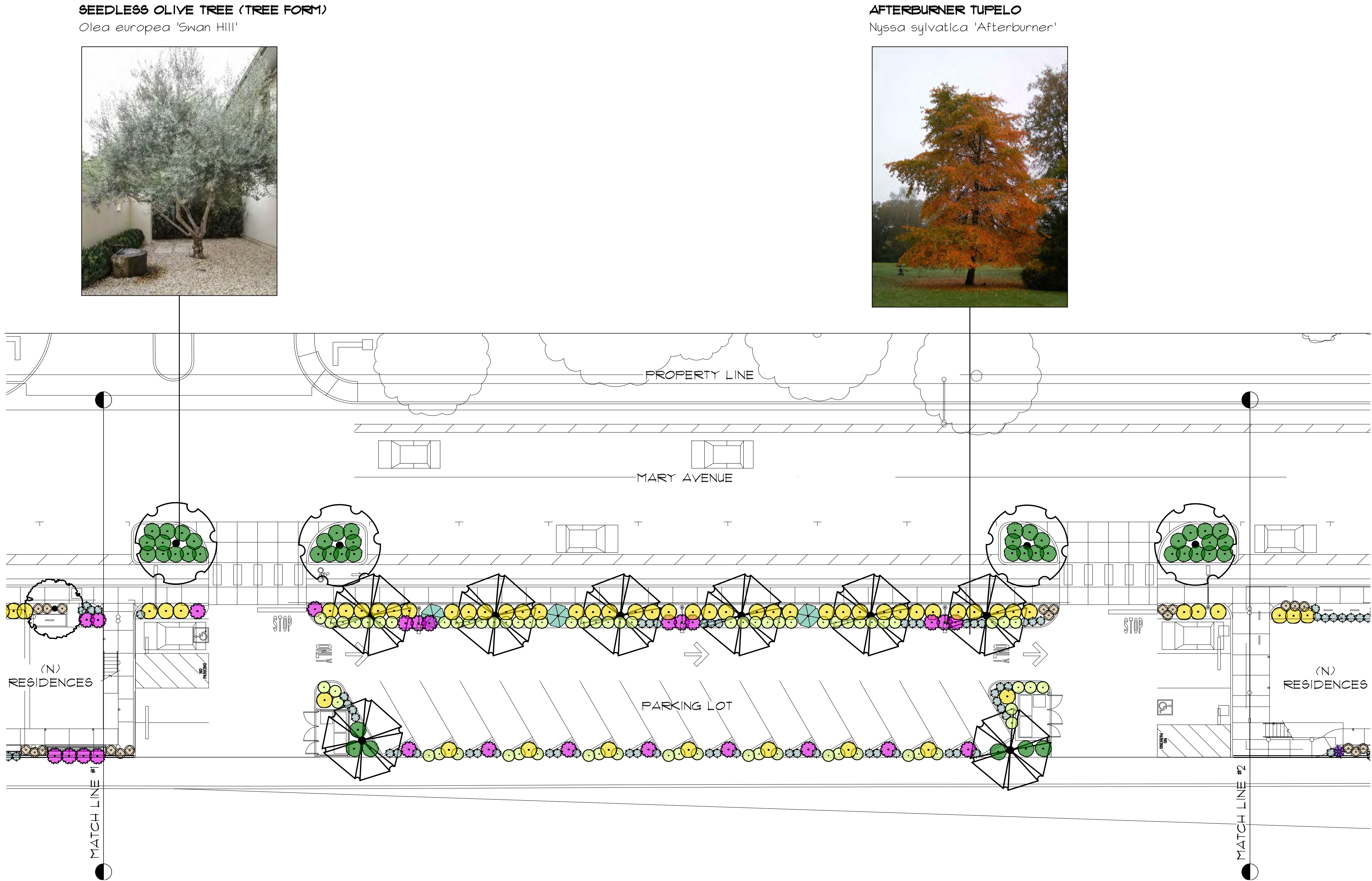
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PLANTING LIST:

TREES

SCIENTIFIC NAME	COMMON NAME	SIZE	WIDTH	HEIGHT	WELO	QTY
LAURUS NOBILIS 'SARATOGA'	SARATOGA BAY LAUREL	36" BOX	15'-20'	20'-30'	LOW	4
OLEA EUROPAEA 'SWAN HILL'	SEEDLESS OLIVE TREE (MULTI)	36" BOX	20'-30'	20'-30'	LOW	6
NYSSA SYLVATICA 'AFTERBURNER'	AFTERBURNER TUPELO	36" BOX	20'	35'	MED	20
GINGKO BILOBA 'PRINCETON SENTRY'	COLUMNAR MAIDENHAIR TREE	36" BOX	10'-20'	40'-50'	MED	7

SHRUBS AND GROUNDCOVER

SCIENTIFIC NAME	COMMON NAME	SIZE	WIDTH	HEIGHT	WELO	QTY
ARCTOSTAPHYLOS 'EMERALD CARPET'	EMERALD CARPET MANZANITA	5 GAL	4'-5'	1/2' - 2'	LOW	44
SARCOCCOCA RUSIFOLIA	CHINESE SWEET BOX	5 GAL	5'-7'	5'-7'	LOW	21
LOROPETALUM CHINENSE 'SHANG-HI'	PURPLE DIAMOND FRINGE FLOWER	5 GAL	4'-5'	4'-5'	LOW	63
LIMONIUM PEREZII	SEA LAVENDER	1 GAL	2'-3'	2'-3'	LOW	63
OLEA EUROPAEA 'MONTRA'	LITTLE OLLIE	5 GAL	4'-5'	6'-8'	LOW	76
COPROSMA X KIRKII	DWARF MIRROR PLANT	5 GAL	4'-6'	1'-2'	LOW	16

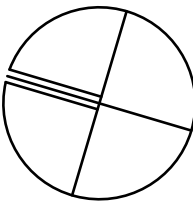
GRASSES

SCIENTIFIC NAME	COMMON NAME	SIZE	WIDTH	HEIGHT	WELO	QTY
CHONDROPETALUM TECTORUM	CAPE REED	1 GAL	3'-5'	3'-5'	LOW	75
CAREX TUMULICOLA	FOOTHILL SEDGE	1 GAL	1'-2'	1'-2'	LOW	238
LOMANDRA LONGIFOLIA 'BREEZE'	BREEZE DWARF MAT RUSH	1 GAL	3'-4'	2'-3'	LOW	161
LOMANDRA LONGIFOLIA 'PLATINUM BEAUTY'	VARIEGATED DWARF MAT RUSH	1 GAL	2'-3'	2'-3'	LOW	118
MUHLENBERGIA RIGENS	DEER GRASS	1 GAL	3'-4'	4'-5'	LOW	9

NOTES:
A FULLY AUTOMATIC IRRIGATION SYSTEM WILL BE PROVIDED.
THE PLANS ARE IN COMPLIANCE WITH ALL CITY STANDARDS.

REVISION

REF. NORTH	PROJECT NO.	24-403
	DATE	JANUARY 24, 2025
	DRAWN BY	AT
	SCALE	1/16" = 1'-0"



SHEET

DD-1.1

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TREES

SCIENTIFIC NAME	COMMON NAME	SIZE	WIDTH	HEIGHT	WELO	QTY
LAURUS NOBILIS 'SARATOGA'	SARATOGA BAY LAUREL	36" BOX	15'-20"	20'-30'	LOW	4
OLEA EUROPAEA 'SWAN HILL'	SEEDLESS OLIVE TREE (MULTI)	36" BOX	20'-30"	20'-30'	LOW	6
NYSSA SYLVATICA 'AFTERBURNER'	AFTERBURNER TUPELO	36" BOX	20"	35'	MED	20
GINGKO BILOBA 'PRINCETON SENTRY'	COLUMNAR MAIDENHAIR TREE	36" BOX	10'-20"	40'-50'	MED	7

SCIENTIFIC NAME

ARTICOSTAPHYLOS 'EMERALD CARPET'	EMERALD CARPET MANZANITA	5 GAL	4'-5'	1/2' - 2'	LOW	44
SARCOCCOCA RUSIFOLIA	CHINESE SWEET BOX	5 GAL	5'-1'	5'-1'	LOW	41
LOROPETALUM CHINENSE 'SHANG-HI'	PURPLE DIAMOND FRINGE FLOWER	5 GAL	4'-5'	4'-5'	LOW	23
LIMONIUM PEREZII	SEA LAVENDER	1 GAL	2'-3'	2'-3'	LOW	65
OLEA EUROPAEA 'MONTRA'	LITTLE OLIVE	5 GAL	4'-5'	6'-8'	LOW	76
COPROSMA X KIRKII	DWARF MIRROR PLANT	5 GAL	4'-6'	1'-2'	LOW	16

SCIENTIFIC NAME _____

CHONDROPETALUM TECTORUM	CAPE REED	1 GAL	3'-5'	3'-5'	LOW	75
CAREX TUMULICOLA	FOOTHILL SEDGE	1 GAL	1'-2'	1'-2'	LOW	238
LOMANDRA LONGIFOLIA 'BREEZE'	BREEZE DWARF MAT RUSH	1 GAL	3'-4'	2'-3'	LOW	161
LOMANDRA LONGIFOLIA 'PLATINUM BEAUTY'	VARIEGATED DWARF MAT RUSH	1 GAL	2'-3'	2'-3'	LOW	118
MUHLENBERGIA RIGENS	DEER GRASS	1 GAL	3'-4'	4'-5'	LOW	9

REVISION

REF. NORTH 	PROJECT NO.	24-40
	DATE	JANUARY 24, 2025
	DRAWN BY	AT
	SCALE	1/16" = 1'-0"
	DATE: 1/24/25	

SHEET

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KO ARCHITECTS INC.

TREES



SARATOGA BAY LAUREL
Laurus nobilis 'Saratoga'



SEEDLESS OLIVE TREE (TREE FORM)
Olea europea 'Swan Hill'



AFTERBURNER TUPELO
Nyssa sylvatica 'Afterburner'



COLUMNAR MAIDENHAIR TREE
Ginkgo biloba 'Princeton Sentry'



EMERALD CARPET MANZANITA
Arctostaphylos 'Emerald Carpet'



CHINESE SWEETBOX
Sarcococca ruscifolia



PURPLE DIAMOND FRINGE FLOWER
Loropetalum chinense 'Shang-hi'

SHRUBS



SEA LAVENDER
Limonium perezii



LITTLE OLLIE
Olea europaea 'Montra'



DWARF MIRROR PLANT
Coprosma x kirkii



FOOTHILL SEDGE
Chondropetalum tectorum



CAPE REED
Carex tumulicola



BREEZE DWARF MAT RUSH
Lomandra longifolia 'Breeze'



DEER GRASS
Muhlenbergia rigens

SHRUBS

GRASSES

NOTES:
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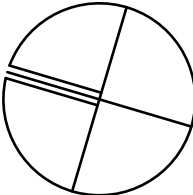


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REVISION	

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SHEET