



19820 Homestead Road,Cupertino, CA

A VIEW OF THE EXISTING BUILDING FROM HOMESTEAD ROAD

APPLICANT: HOMESTEAD HOMES 19620 STEVENS CREEK BLVD STE 280, CA 95070		CIVIL ENGINEER: SANDIS 1700 S. WINCHESTER BLVD, CAMPBELL, CA 95008		PROJECT DESCRIPTION: GENERAL PLAN AMENDMENT INITIATION		A1		COVER SHEET		A14		EAST AND WEST ELEVATIONS	
CONTACT: ELLA SUN AND WILLIAM PAN WPAN@WPANRE.COM ELLASUN.HOUSE@GMAIL.COM		CONTACT: STEVE YAZALINA SYAZ@SANDIS.NET		PROPERTY ADDRESS: 19820 HOMESTEAD ROAD, CUPERTINO, CA		A2		VICINITY MAP		A15		NORTH AND SOUTH ELEVATIONS	
				OWNER: HOMESTEAD HOMES		A3		PARCEL MAP		A16		ELEVATION FROM DRIVEWAY	
				APN: 316-04-064		A4		LAND USE PLAN		A17		AERIAL VIEW	
ARCHITECT: JOSEPH BELLOMO ARCHITECTS 102 UNIVERSITY AVENUE PALO ALTO, CA 94301 (650) 326 0374		GEOTECHNICAL ENGINEER: ROMIG ENGINEERS 1390 EL CAMINO REAL, SAN CARLOS, CA 94070		EXISTING LAND USE: LOW DENSITY (1-5DU/Ac.)		A5		CITY OF SUNNYVALE GENENRAL PLAN		A18		STREET VIEW FROM HOMESTEAD ROAD	
PROJECT ARCHITECT: PRATIMA SHAH PRATIMA@BELLOMOARCHITECTS.COM		CONTACT: PAYUM VOSSOUGH PAYUM@ROMIGENGINEERS.COM		PROPOSED LAND USE: LOW MEDIUM DENSITY (5-10 DU/Ac.)		A6		ZONING MAP					
				EXISTING LOT ZONING: A1-43		A7		ZONING CODE COMPLIANCE		A19		CONTEXT PICTURES	
SURVEYOR: SANDIS 1700 S. WINCHESTER BLVD, CAMPBELL, CA 95008		MECHANICAL, ELECTRICAL AND PLUMBING ENGINEERS: INTEFACE ENGINEERING,INC 135 MAIN STREET, SUITE 400 SAN FRANCISCO, CA 94105		PROPOSED ZONING AMENDMENT: PLANNED UNIT DEVELOPMENT		A8		SITE PLAN		C0		SITE SURVEY	
CONTACT: STEVE YAZALINA SYAZ@SANDIS.NET		CONTACT: JOEL CRUZ JOELC@INTERFACEENG.COM		OCCUPANCY: RESIDENTIAL		A9		SECOND FLOOR PLAN		C1		GRADING PLAN	
				LOT SIZE: 21,780 SQ FT		A10		ROOF PLAN		L1		PRELIMINARY LANDSCAPE PLAN	
ARBORIST: DAVE DOCKTER		LANDSCAPE ARCHITECT: ANYI LANDSCAPE STUDIO		FIRE SPRINKLER: FULLY SPRINKLERED		A11		AREA CALCULATIONS		L2		EXISTING TREE SURVEY	
CONTACT: DAVEDOCKTER@COMCAST.NET		CONTACT: ANYI HUANG ANYIHUANG@GMAIL.COM		TRASH / RECYCLING: ON SITE		A12		PROPOSED SUBDIVISION		L3		PRELIMINARY PLANTING PLAN	
						A13		GRAPHIC REPRESENTATION OF CHANGE IN DENSITY		L4		LANDSCAPE CONSTRUCTION DETAILS	
										L5		PLANT PICTURES	

ARCHITECTS

JOSEPH BELLOMO

ARCHITECTS

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Project Name:

19820 Homestead Road, Cupertino

COVER SHEET

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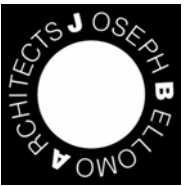
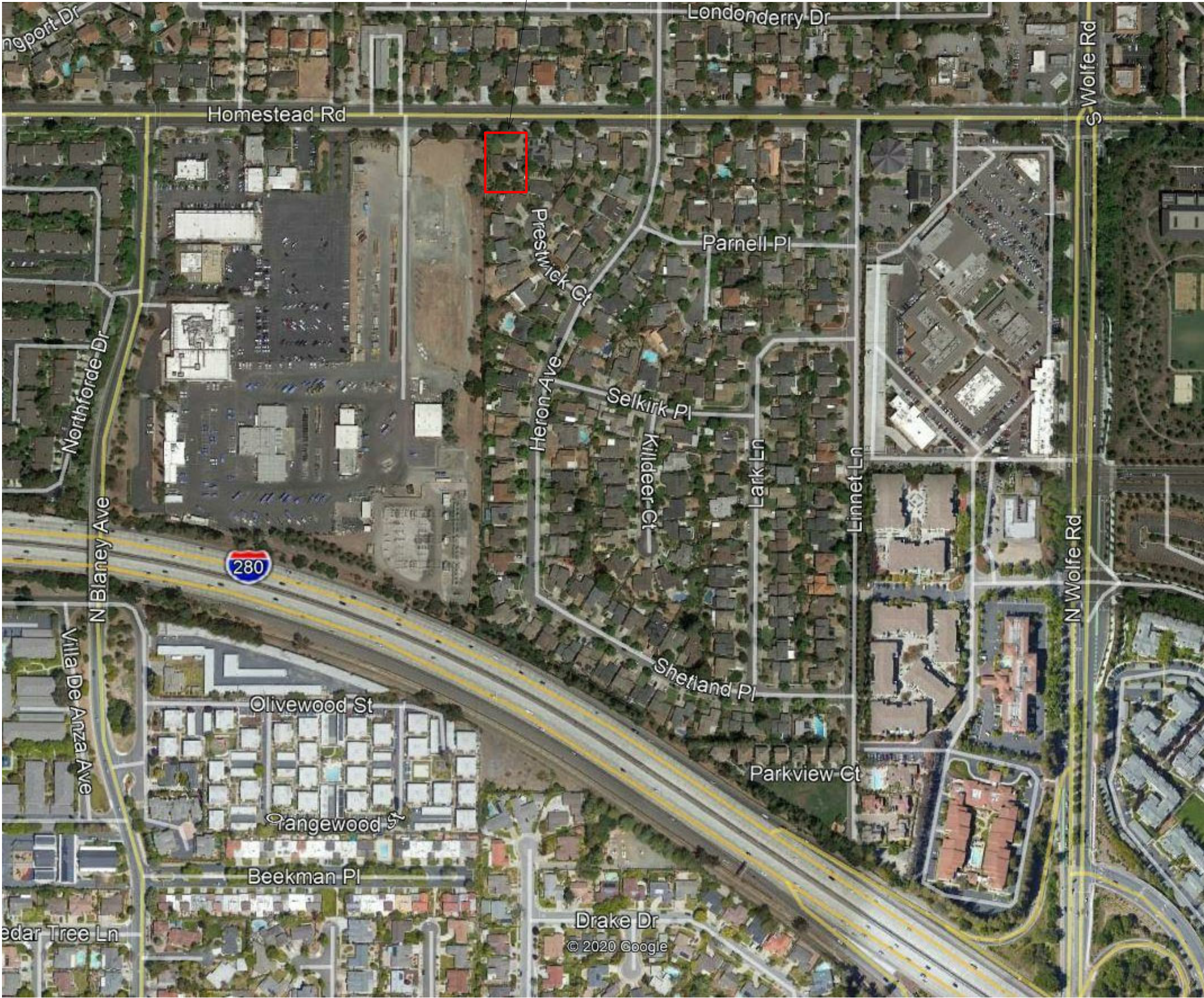
SCALE

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Project Number

A1

19820 Homestead Road



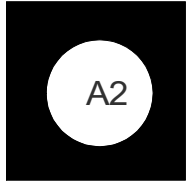
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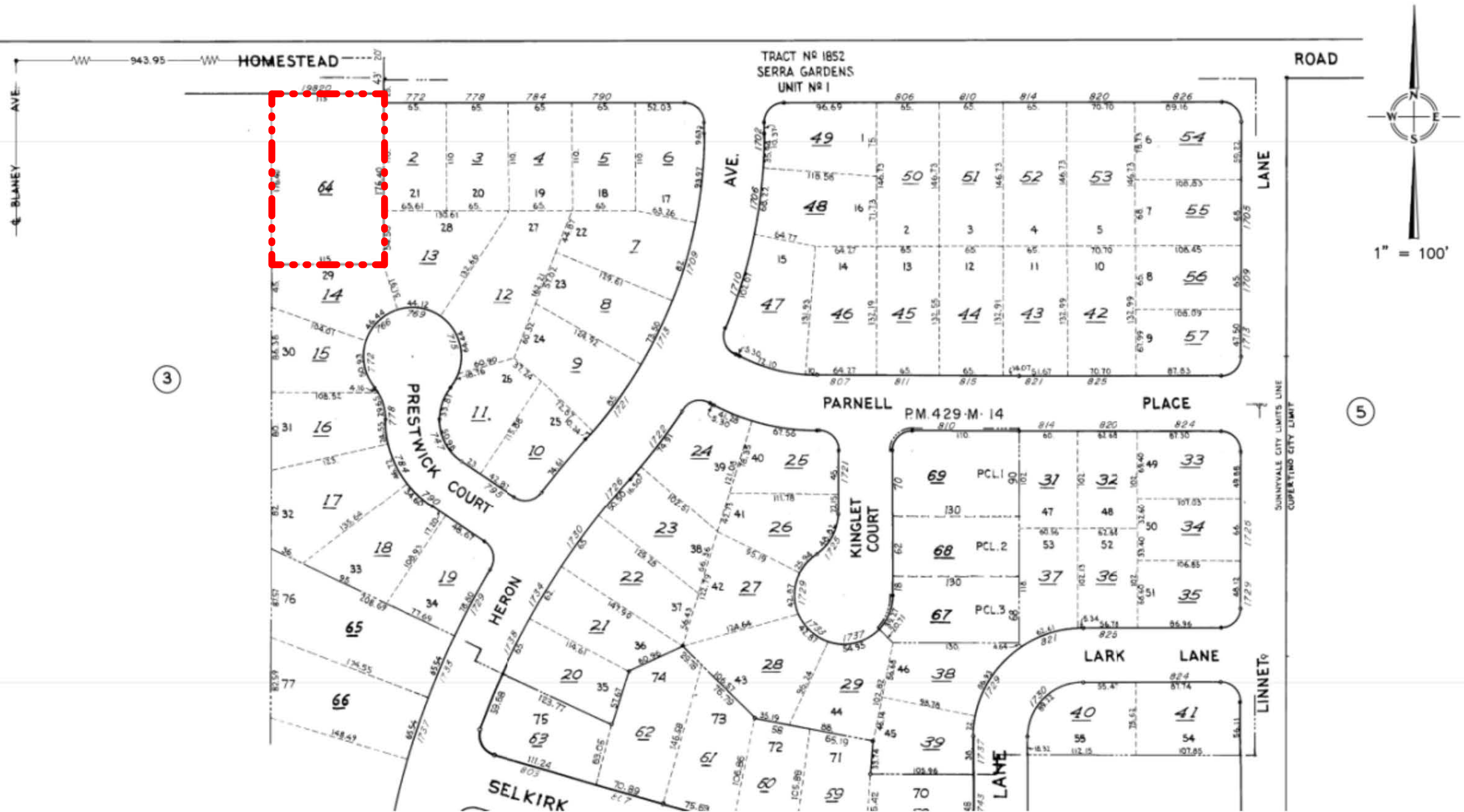
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VICINITY MAP

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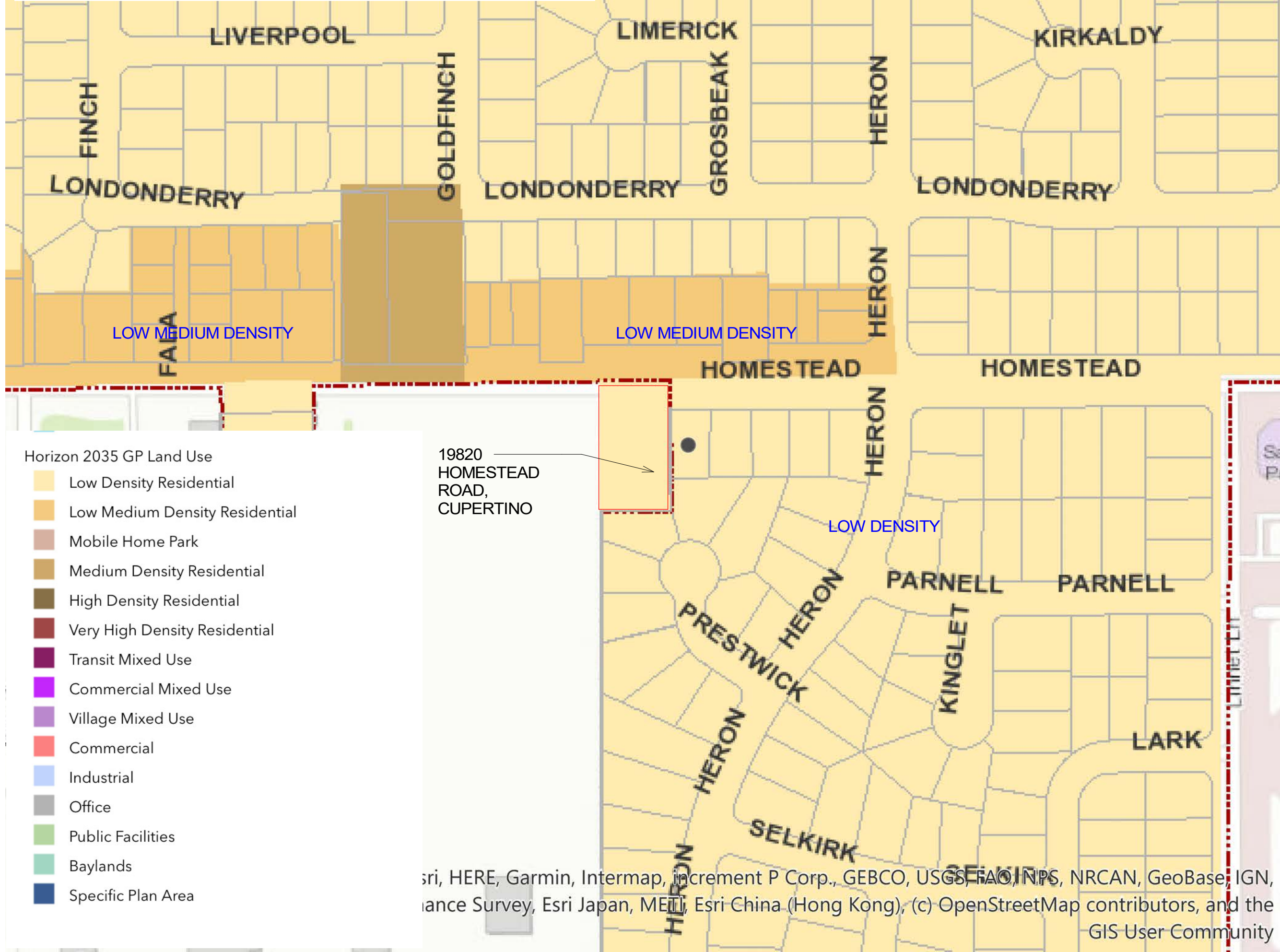




WEST: PG&E PROPERTY (QUASI PUBLIC/INSTITUTIONAL)



CITY OF SUNNYVALE GENERAL PLAN

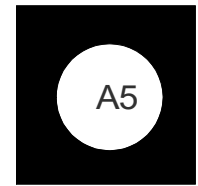


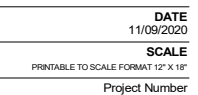
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Project Name: 19820 Homestead Road, Cupertino	CITY OF SUNNYVALE GENERAL PLAN
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GENERAL PLAN AMENDMENT:

EXISTING LAND USE DESIGNATION: LOW DENSITY RESIDENTIAL (1-5 DU/Ac)

ONE RESIDENTIAL UNIT ON 19095 SQ FT

RESIDENTIAL DENSITY IS: 2.28 DU/Ac

PROPOSED LAND USE DEISGNATION: LOW MEDIUM DENSITY (5-10 DU/Ac)

FOUR RESIDENTIAL UNITS ON 19095 SQ FT

RESIDENTIAL DENSITY IS: 9.12 DU/Ac

Project: 19820 Homestead Road, Cupertino , CA

Cupertino Municipal Code Analysis

Site Information:

Area of the Property: 21,780 sq ft

Current Assigned Zoning: Agriculture A1-43

Proposed Zoning : Planned Development Units

Project Program: 4 Residential Units with 2 ADUs in a Planned Development

Zoning Code Requirements: As per Multifamily Residential : R3

Area of the property without easement for future road: 19,095 sq ft

Site Development Regulation:

A. Density – Maximum number of units cannot exceed that allowed by the General Plan

Existing Density: Low Density (1-5 DU /Ac)

Proposed Density: Low Medium Density (5-10 DU/Ac)

	Required	Proposed : 4 Residential Units
Number of Units	Dwelling net lot area	
Upto 3 Units	9300	
Over 3	2000 additional square feet per dwelling unit Reuired Area for 4 Units: 11,300	4 Units on 21,780 sq ft.
Lot Width	70 feet at front building setback line	115 feet

Building Development Regulations

A. Maximum Lot Coverage	40% of net lot area	38%
B. Maximum Height	Limited to two stories (not to exceed 30 feet)	Two Stories 24 ft 6inches

C. Setbacks	First Floor	Second Floor
	Required : 20 feet Proposed: 20 ft Required: 6 feet Proposed :9 ft Required: 12 feet Not Applicable 20 feet or 20% of the lot depth, whichever is greater. Main building may encroach as close as 10 feet to rear lot line if a useable rear-yard setback area of not less than twenty times the width of the lot.	Required : 20 ft Proposed: 20 ft Required :9 ft Proposed : 9 ft 12 feet 20 feet or 20% of the lot depth, whichever is greater.
D. Private Outdoor Space - Balconies may be provided to fulfill this standard.	Approximately 20% of each unit's gross first-floor area	10% of each unit's gross floor area



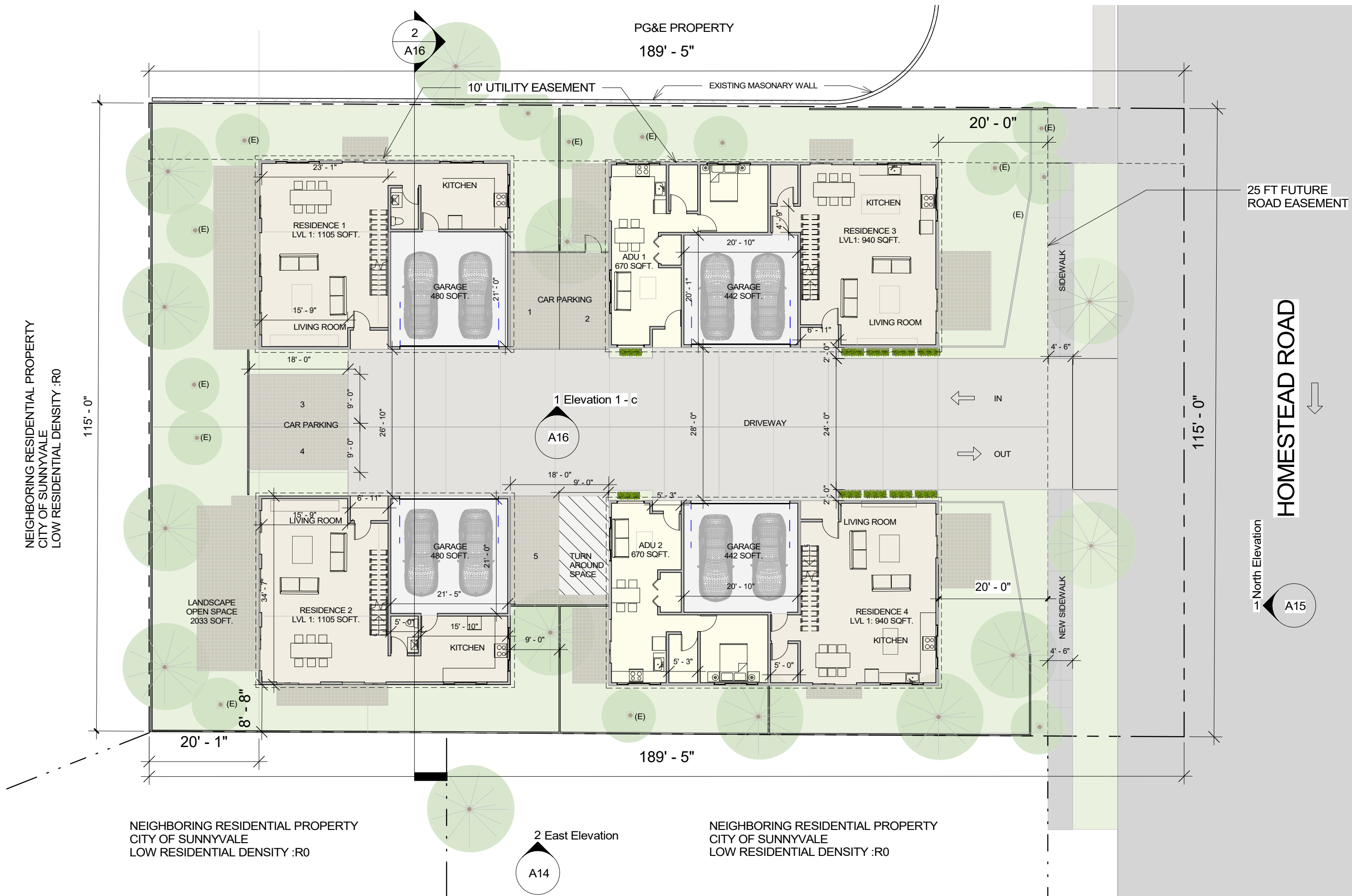
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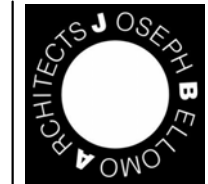
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ZONING CODE COMPLIANCE

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1 Site Plan
1/16" = 1'-0"



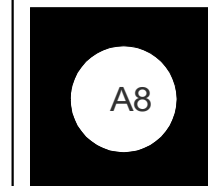
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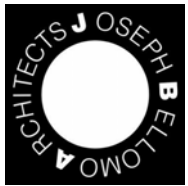
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SITE PLAN

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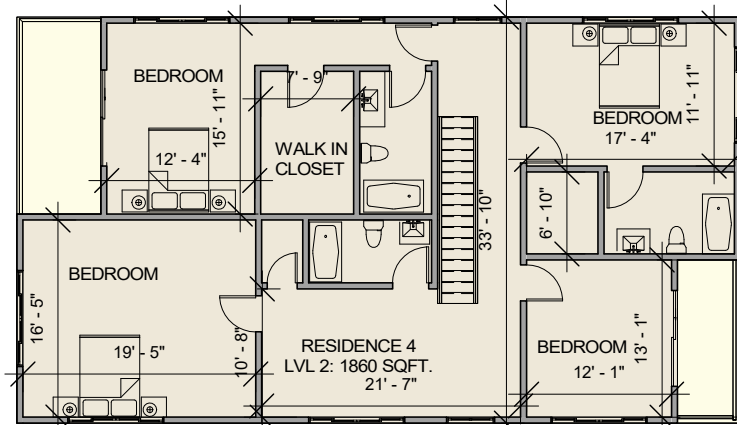
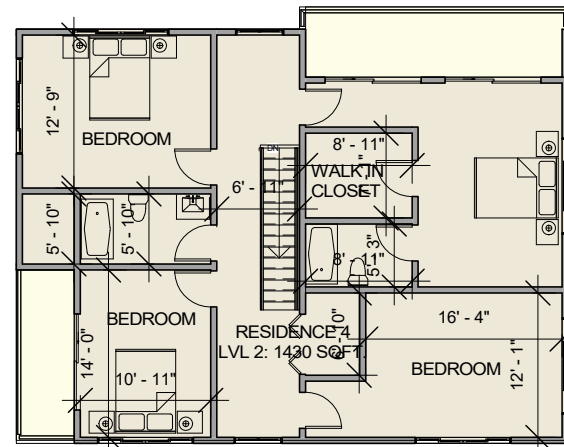
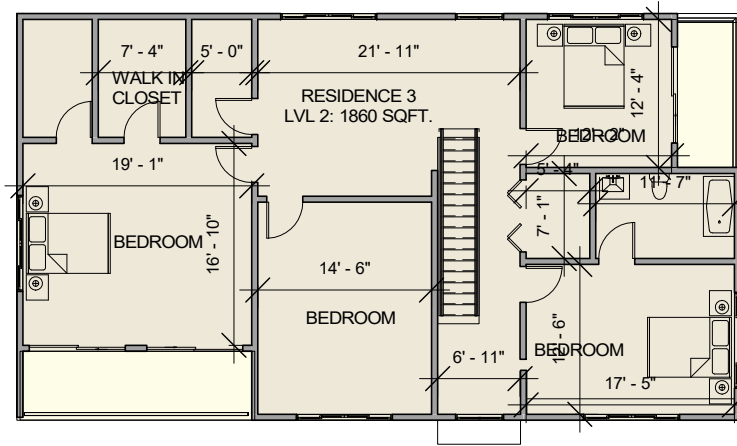
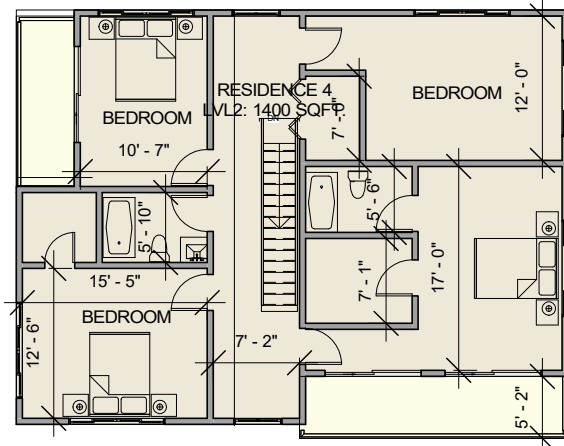
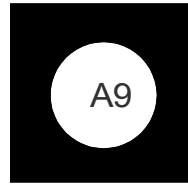
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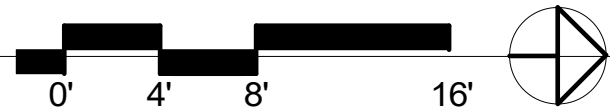
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SECOND FLOOR PLAN

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1 Second Floor Plan
1/16" = 1'-0"





1 Roof Plan
1/16" = 1'-0"

HOMESTEAD ROAD



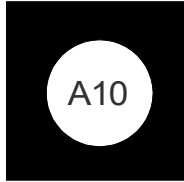
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ROOF PLAN

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19820 Homestead Road, Cupertino

Design Program 4 Residential Units

COLOR CODE	19820 Homestead Road	TOTAL AREA	Residential	PED. OVERLAY	USABLE OPEN SPACE	LANDSC. OPEN	COVERED GARAGES	OPEN PARKING	DRIVEWAY
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2ND FLOOR

beige	RESIDENTIAL UNIT 1	1,430	1,430						
beige	RESIDENTIAL UNIT 2	1,430	1,430						
beige	RESIDENTIAL UNIT 3	1,860	1,860						
beige	RESIDENTIAL UNIT 4	1,860	1,860						
yellow	USABLE OPEN SPACE	760			760				
	TOTAL 2ND FLOOR	7,340	6,580	0	760	0	0	0	0

1ST FLOOR

beige	RESIDENTIAL UNIT 1	1,105	1,105						
beige	RESIDENTIAL UNIT 2	1,105	1,105						
beige	RESIDENTIAL UNIT 3	940	940						
pale yellow	ADU 1	670	670						
beige	RESIDENTIAL UNIT 4	940	940						
pale yellow	ADU 2	670	670						
brown	PEDESTRIAN OVERLAY	2,685		2,685					
green	LANDSCAPE OPEN SPACE	7,110				7,110			
slate	PARKING IN GARAGES	1,844					1,844		
light brown	Open PARKING	990						990	
grey	DRIVE WAY	3,715							3,715
	TOTAL 1ST FLOOR	21,774	5,430	2,685	0	7,110	1,844	990	3,715

TOTAL AREA	29,114	12,010	2,685	760	7,110	1,844	990	3,715
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BUILDING AREA SUMMARY:		Site Coverage= Total Area of the First Floor- Pedestrian Overlay-Landscaped Open space-Parking-Driveway= 21780-2685-7110-990-3715	
SITE AREA			
GROSS	21,775 SF		
NET	19,095 SF		
F.A.R. RESIDENTIAL	12010 SF:19095 SF 0.62:1	7,274 SF	38.00%
LANDSCAPED (USEABLE OPEN SPACE			
LANDSC.	7,110		
USEABLE	760		
LANDSCAPE / OPEN SPACE COVERAGE = LANDSCAPED OPEN SPACE + USEABLE OPEN SPACE + PEDESTRIAN /VEHICULAR OVERLAY			
= 7,870 41%			
PEDESTRIAN/VEHICULAR OVERLAY			
PED.	2,685		
		RESIDENCE2: 1760 SF	
		RESIDENCE 3:1222 SF	
		ADU 1: 525 SF	
		RESIDENCE 4:1200 SF	
		ADU 2: 456 SF	

1 Site Plan Area Calculations
1/32" = 1'-0"



Size of Individual Unit

Residence 1: 3015 SF

Residence 2: 3015 SF

Residence 3: 3242SF

ADU1: 670 SF

Residence 4: 3242 SF

ADU2: 670 SF

2 Second Floor Plan Area Calculation
1/32" = 1'-0"



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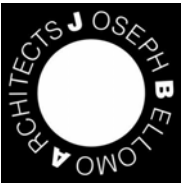
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AREA CALCULATIONS

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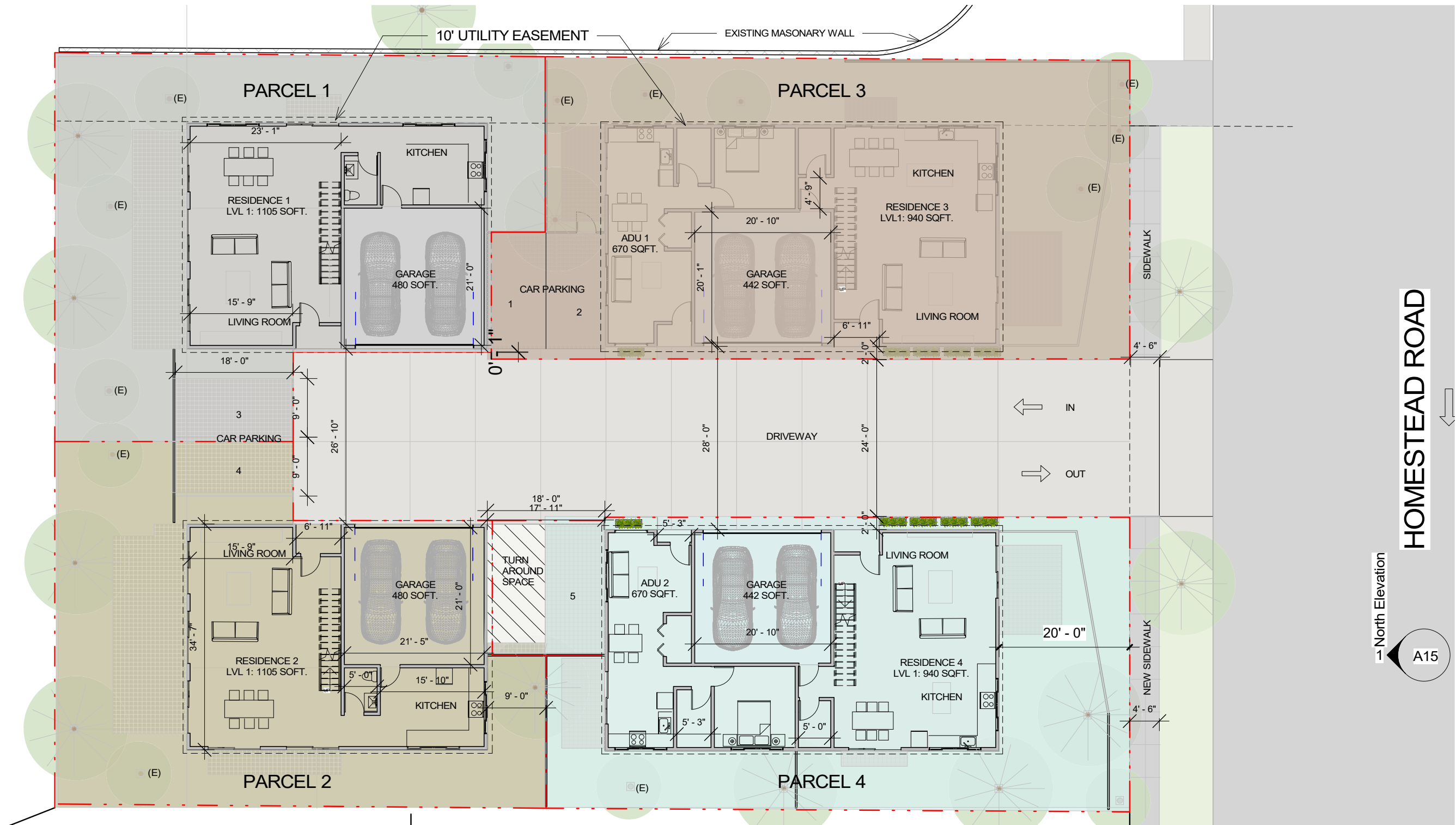
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PROPOSED SUBDIVISION

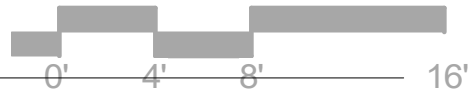
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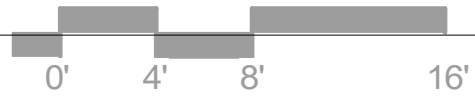
	PARCEL 1	PARCEL 2	PARCEL 3	PARCEL 4
AREA OF THE PARCEL	3750 SQFT	3523 SQFT	4290 SQFT	4010 SQFT
SITE COVERAGE	1585 SQFT= 42%	1585 SQFT=45%	2052 SQFT=48%	2052 SQFT= 51%
SQUARE FOOTAGE	2985 SQFT	2985 SQFT	3912 SQFT	3912 SQFT
FAR	1:0.76	1: 0.85	1:0.90	1:0.97
LANDSCAPED OPEN SPACE	1920 SQFT= 51%	1760 SQFT= 50%	1747 SQFT= 41%	1656 SQFT= 41%



② East Elevation
1/16" = 1'-0"



① West Elevation
1/16" = 1'-0"



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EAST AND WEST ELEVATIONS

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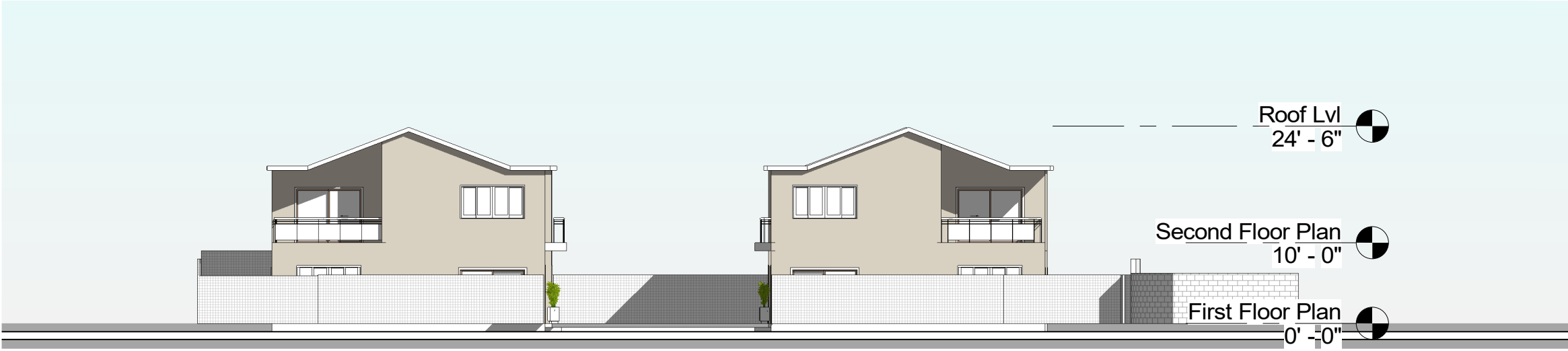
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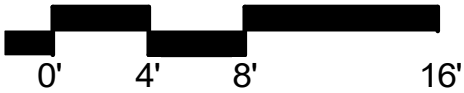
A14



① North Elevation
1/16" = 1'-0"



② South Elevation
1/16" = 1'-0"



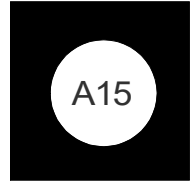
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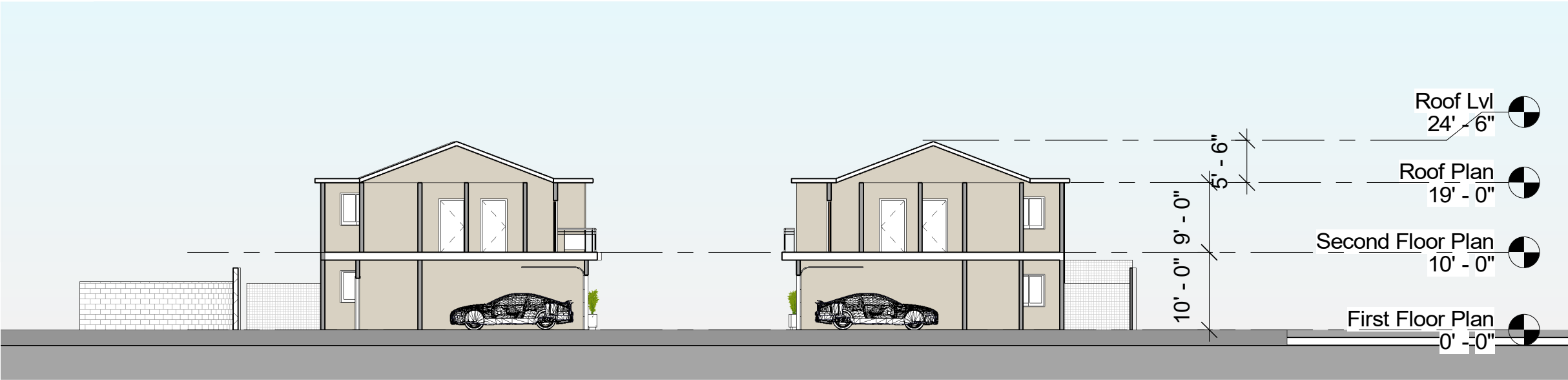
NORTH AND SOUTH ELEVATIONS

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1 Elevation 1 - c
1/16" = 1'-0"



2 Section 1
1/16" = 1'-0"



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ELEVATION FROM DRIVEWAY

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Aerial View



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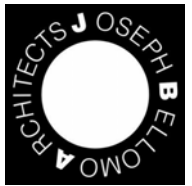
AERIAL VIEW

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A View from Homestead Road



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Project Name: 19820 Homestead Road, Cupertino	STREET VIEW FROM HOMESTEAD ROAD
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Residential Property on East side of the Property: City of Sunnyvale R0
Single Story Single Family Home

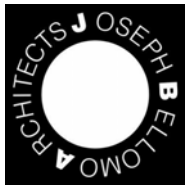
Residential Property on East side of the Property: City of Sunnyvale R0
Single Story Single Family Home



PG&E Property on the West Side of the Property.
Land Use: Quasi Public/ Institutional



Residential Property on the North side of the Property: City of Sunnyvale
Double Story Residences with Low Medium Density



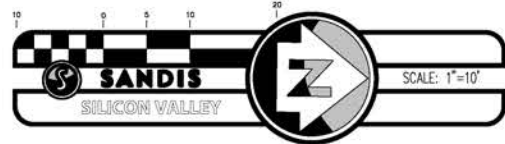
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CONTEXT PICTURES

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SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT AT THE REQUEST OF ELLA SUN IN AUGUST, 2020.



SEPTEMBER 1 2020
DATE

LANDS OF PACIFIC GAS AND ELECTRIC CO

APN: 316-03-045
RECORD OF SURVEY
304 MAPS 18

LANDS OF YAN SUN

49 MAPS 32
SANTA CLARA COUNTY RECORDS
DOC. NO. 24554578
ONE STORY WOOD HOUSE
APN: 316-04-064
217804 SQ.FT.

LANDS OF WATTERS DAVID G AND LYNNE

APN: 316-04-013
LOT 28
85 MAPS 11

LANDS OF SHIRLEY A STALLCOP / MARK W STALLCOP

APN: 316-04-002
LOT 21
85 MAPS 11

EASEMENT NOTE

EASEMENTS SHOWN ARE PER RECORD OF SURVEY MAP BOOK 49 OF MAPS, PAGE 32, SANTA CLARA COUNTY RECORDS AND ORANGE COAST TITLE COMPANY OF NORTHERN CALIFORNIA TITLE REPORT ORDER NO. 520-2035675-60, DATED MAY 21, 2020.

UNDERGROUND UTILITY NOTE

THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY ARE APPROXIMATE AND WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES. HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THIS SURVEY.

BASIS OF BEARINGS

THE BASIS OF BEARINGS SHOWN UPON THIS MAP IS PER RECORD OF SURVEY BOOK 49 OF MAPS, PAGE 32, SANTA CLARA COUNTY RECORDS AND HAS BEEN ROTATED 01104° TO CALIFORNIA STATE PLANE COORDINATES ZONE 11 NAD83, EPOCH 2020.50.

SURVEY NOTES

- ALL DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
- DATES OF FIELD SURVEY: 08/12/2020-08/13/2020
- 10' POLE EASEMENT IS INDISCERNIBLE IN WIDTH AND CAN BE FOUND ON DOCUMENT NUMBER 7122305 FILED JULY 27, 1991 IN SANTA CLARA COUNTY.

SITE BENCHMARK

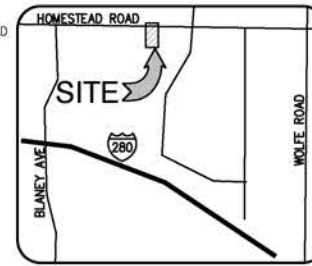
THE SITE ELEVATION REFERENCE FOR THIS SURVEY IS A CUT "X" ON NORTH SIDE OF SUBJECT PROPERTY IN THE TOP OF CURB ON HOMESTEAD ROAD APPROXIMATELY 28' EAST OF THE NORTHWEST PROPERTY CORNER.

BOUNDARY NOTE

PROPERTY LINES SHOWN HEREON ARE FROM RECORD OF SURVEY BOOK 49 OF MAPS, PAGE 32, DOCUMENT NO. 24554578, SANTA CLARA COUNTY RECORDS AND TITLE REPORT RECEIVED FROM ORANGE COAST TITLE COMPANY OF NORTHERN CALIFORNIA TITLE REPORT ORDER NO. 520-2035675-60, DATED MAY 21, 2020.

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VICINITY MAP

N.T.S.

ALL DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.

30	BUILDING FACE
94	CONTOURS
	FACE OF CURB LINE
	ACCESSIBLE RAMP GRADE BREAK/EDGE LINE
	FLOW LINE
X	FENCE LINE, TYPE / HEIGHT AS INDICATED
SD	STORM DRAIN LINE
SS	SANITARY SEWER LINE
WTR	WATER LINE
DHE	OVERHEAD ELECTRIC LINE
	STORM DRAIN MANHOLE
	DRAIN INLET ON CURB
	SANITARY SEWER MANHOLE
	WATER METER / BOX
	WATER VALVE
	FIRE HYDRANT
	GAS METER
	ELECTROPOLE ON TOP OF POLE
	POWER POLE
	GUY WIRE ANCHOR
	SIGN
	MAILBOX
	360 PHOTO LINK
	BENCHMARK
	SPOT ELEVATION
	TREE WITH DRIPLINE, SIZE AS INDICATED
	BRICK HATCH
	DIRT DRIVEWAY HATCH
	CONCRETE HATCH
	PAVEMENT HATCH

ABBREVIATIONS

BLDC	BUILDING CORNER
BLDL	BUILDING LINE
BW	BACK OF WALK
CNPT	SURVEY CONTROL POINT
CONC	CONCRETE
FGDOR	FINISHED GRADE AT DOOR
FH	FIRE HYDRANT
FL	FLOW LINE
FND IP	FOUND IRON PIPE
FND MON	FOUND SURVEY MONUMENT
G	GROUND
GB	GRADE BREAK
GM	GAS METER
GRATE	DRAIN INLET GRATE
GUY	GUY WIRE ANCHOR
LIP	LIP OF GUTTER
MLBX	MAILBOX
OH	BUILDING OVERHANG
P	PAVEMENT ELEVATION
PNL	ELECTRIC PANEL
PP	POWER POLE
RWL	RAIN WATER LEADER
SDMH	STORM DRAIN MANHOLE
SSMH	SANITARY SEWER MANHOLE
STL	STREET LIGHT
SW	SIDEWALK
TC	TOP OF CURB
TCOB	TOP OF CURB AT CATCH BASIN
TH	THRESHOLD
TOW	TOP OF WALL
VLT	VAULT
WF	WOOD FENCE
WM	WATER METER
WV	WATER VALVE

Project Name:
19820 Homestead Road, Cupertino

SITE SURVEY

DATE

09/27/20

SCALE

PRINTABLE TO SCALE FORMAT 12" X 18"

Project Number

C0

SANDIS CIVIL ENGINEERS
SURVEYORS
PLANNERS
636 Ninth Street | Oakland, CA 94607 | P. 510.873.8866 | www.sandis.net
SILICON VALLEY TRI-VALLEY CENTRAL VALLEY EAST BAY/SF

DATE	2020/09/01
SCALE	1"=10'
DRAWN BY	N.M.
APPROVED BY	N.B.B.
DRAWING NO.	220441

No.	REVISION/ISSUE	DATE	BY

19820 HOMESTEAD ROAD

CUPERTINO

CALIFORNIA

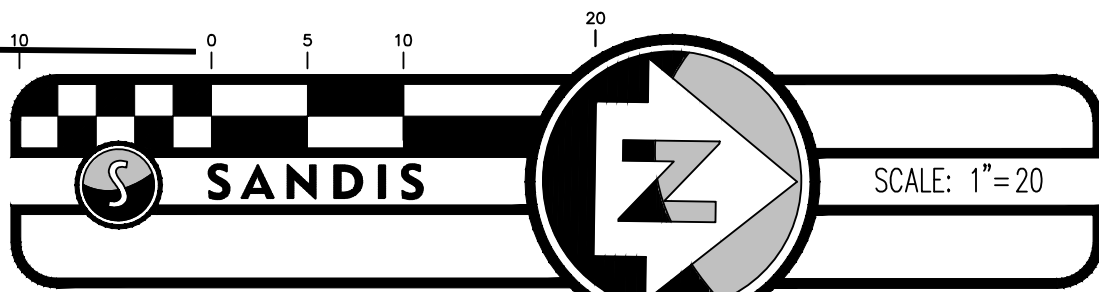
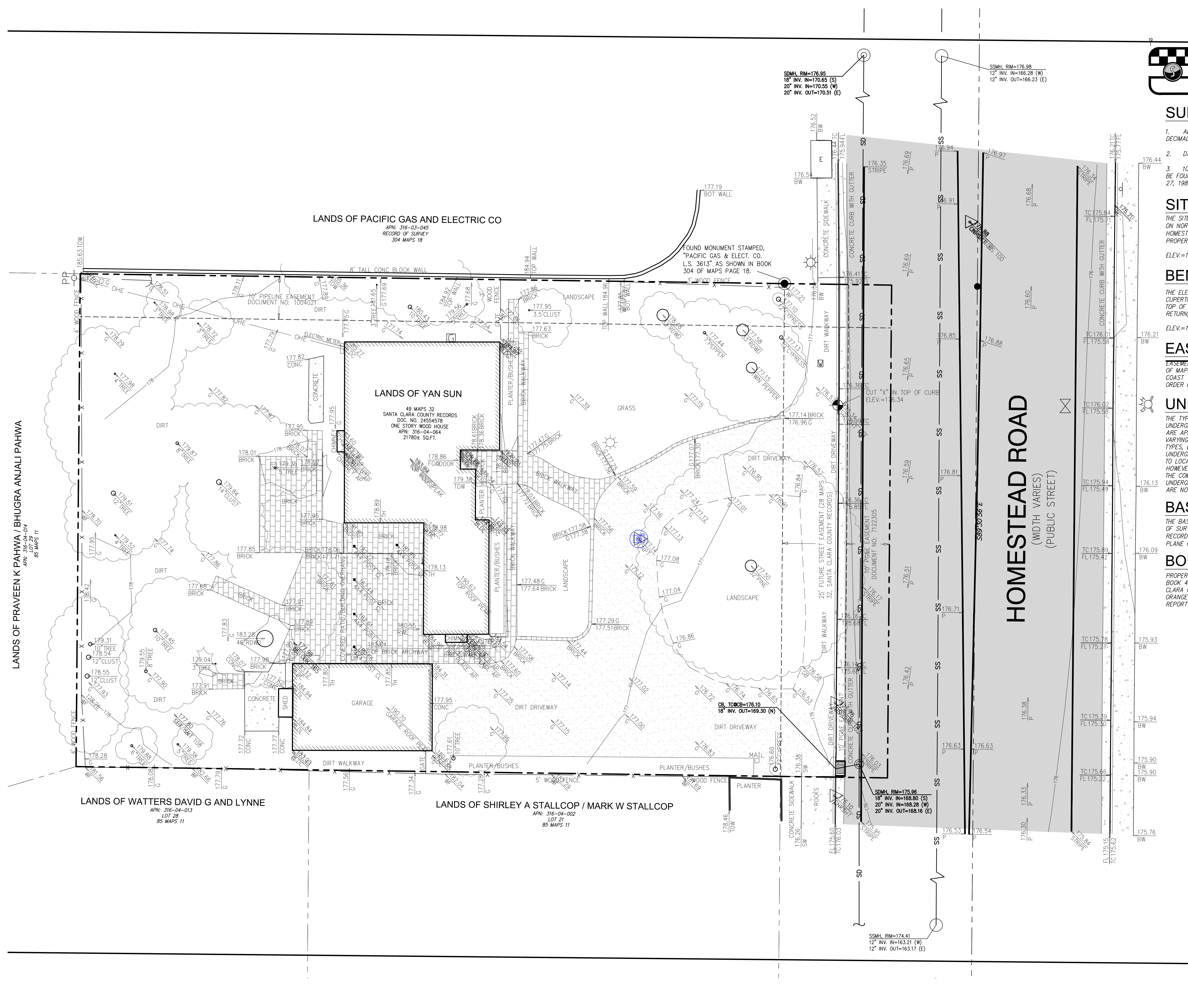
TOPOGRAPHIC AND BOUNDARY SURVEY

SHEET
1

File: S:\220441\3_SURVEY\1_MAPPING\10_DELIVERABLES\TOPO\220441 TOPO.dwg Date: Aug 31, 2020 - 5:28pm, nmigliori

Copyright © 2020 by Sandis

LANDS OF PRAVEEN K PAHWA / BHUGRA ANJALI PAHWA
APN: 316-04-014
LOT 29
85 MAPS 11



SURVEY NOTES

- ALL DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
- DATES OF FIELD SURVEY: 08/12/2020-08/13/2020
- 10' PG&E EASEMENT IS INDISCERNIBLE IN WIDTH AND CAN BE FOUND ON DOCUMENT NUMBER 7122305 FILED JULY 27, 1981 IN SANTA CLARA COUNTY

SITE BENCHMARK

THE SITE ELEVATION REFERENCE FOR THIS SURVEY IS A CUT "X" ON NORTH SIDE OF SUBJECT PROPERTY IN THE TOP OF CURB ON HOMESTEAD ROAD APPROXIMATELY 28' EAST OF THE NORTHWEST PROPERTY CORNER

ELEV.=176.34

BENCHMARK

THE ELEVATION REFERENCE FOR THIS SURVEY IS A CITY OF CUPERTINO BENCHMARK, DESCRIBED AS BM14 SVLE, A BRASS DISC TOP OF CURB NEXT TO CATCH BASIN AT NORTH WEST CURB RETURN, WOLFE ROAD AND HOMESTEAD ROAD.

ELEV.=184.653

EASEMENT NOTE

EASEMENTS SHOWN ARE PER RECORD OF SURVEY MAP BOOK 49 OF MAPS, PAGE 32, SANTA CLARA COUNTY RECORDS AND ORANGE COAST TITLE COMPANY OF NORTHERN CALIFORNIA TITLE REPORT ORDER NO. 520-2035675-60, DATED MAY 21, 2020

UNDERGROUND UTILITY NOTE

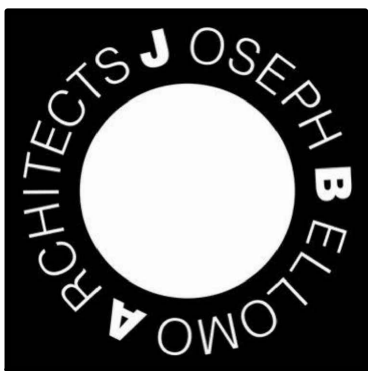
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BASIS OF BEARINGS

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BOUNDARY NOTE

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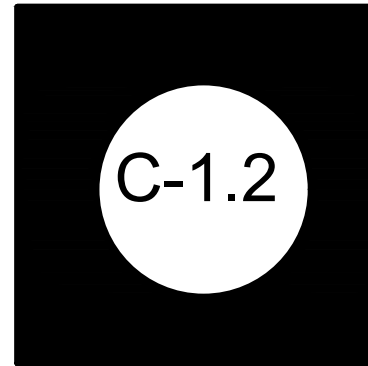
Project Name:
19820 Homestead Road, Cupertino

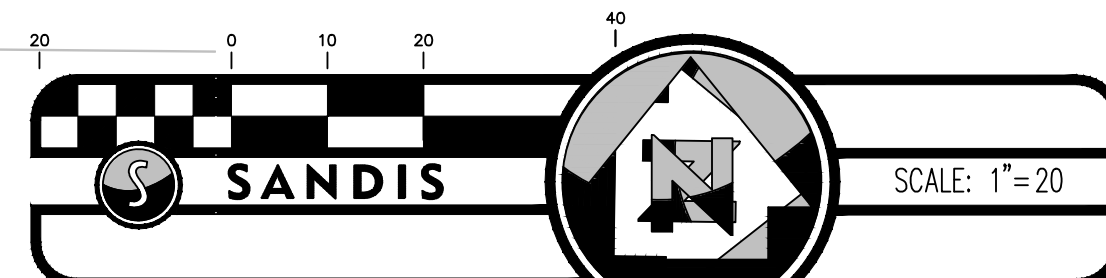
TOPOGRAPHIC SURVEY



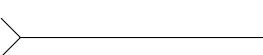
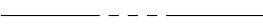


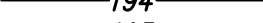

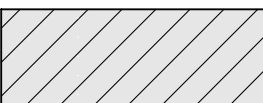
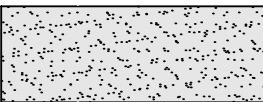
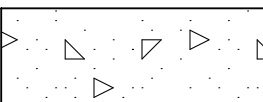
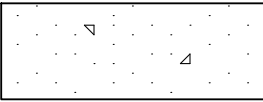
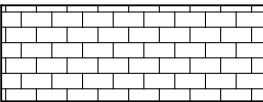
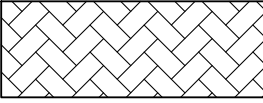

DATE
10/26/20

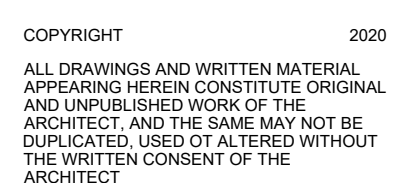
SCALE
AS SHOWN

Project Number






	PROPERTY LINE
	SAWCUT LINE
	DIRECTION OF STEEP SLOPE
	FLOW LINE
	GRADE BREAK
	CONTOURS
	
	AC PAVEMENT
	DEEP LIFT
	SLURRY SEAL
	CITY OF CUPERTINO CONCRETE SIDEWALK AND RESIDENTIAL DRIVEWAY
	CONCRETE DRIVEWAY
	CONCRETE PARKING
	CONCRETE PATIO
	PLANTING



Project Name:
19820 Homestead Road, Cupertino

CONCEPTUAL GRADING
AND DRAINAGE PLAN

CONCEPTUAL GRADING AND DRAINAGE PLAN



[illegible]

EXISTING TREE SURVEY

SHEET TITLE E.



PROJECT ADDRESS:
19820 HOMESTEAD RD
CLIPPERTINO CA 95014

DATE: 11/6/2020

SCALE:
1" = 10'-0"

DRAWN BY:
AH

PROJECT #	20031
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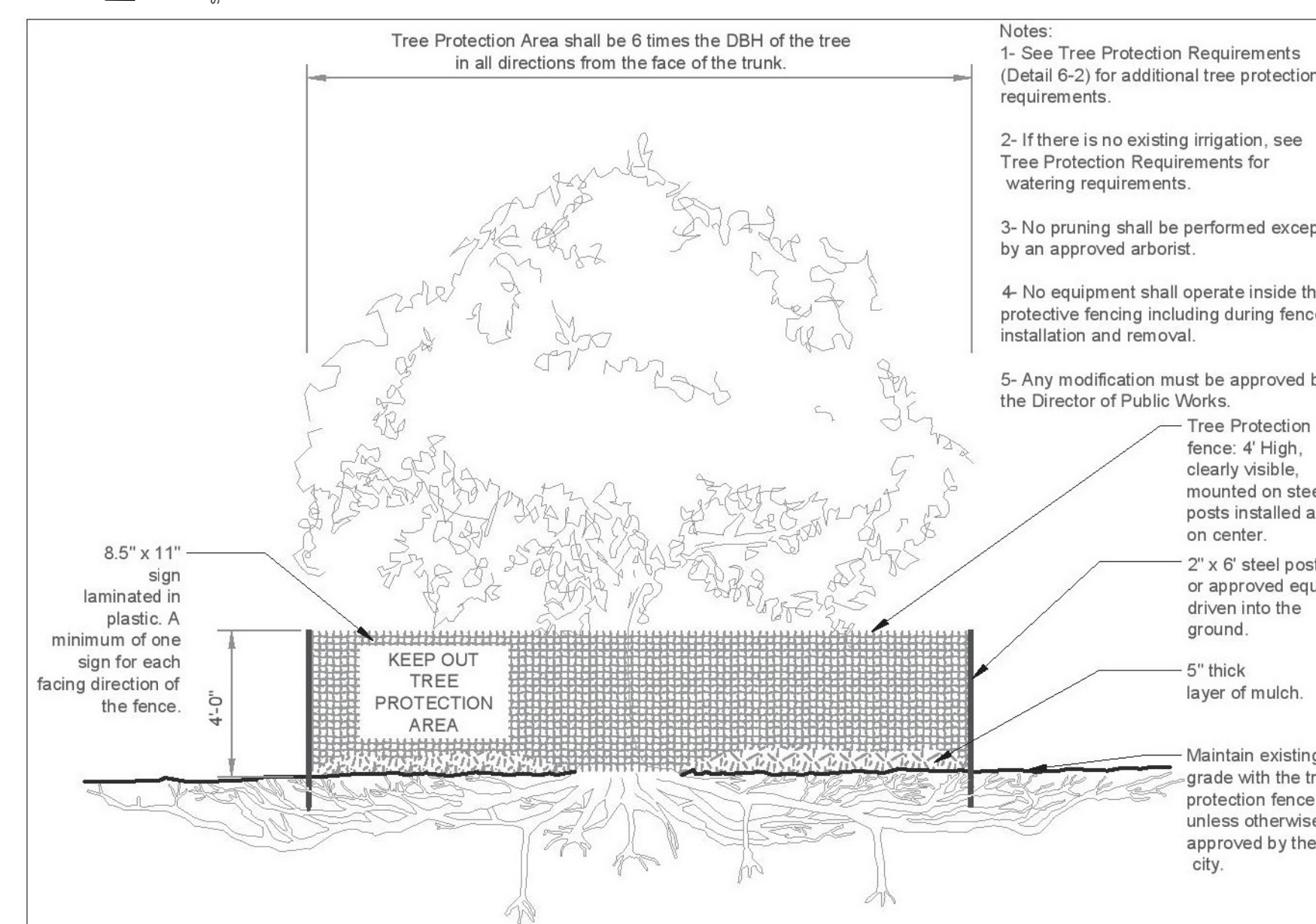
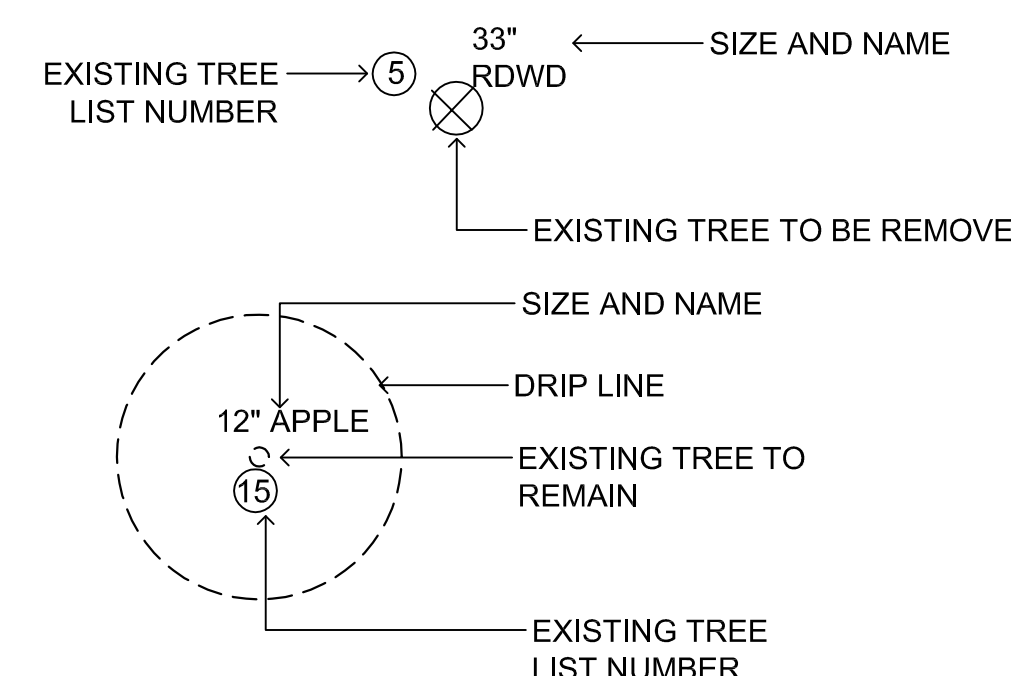
SHEET

L - 2
TOTAL SHEET



EXISTING TREE LIST			
NUMBER	NAME	SIZE (DBH)	NOTE
1	CYPRESS	12"	
2	CYPRESS	10"	
3	REDWOOD	33"	
4	PEPPER TREE	30"	
5	REDWOOD	33"	REMOVE
6	MAGNOLIA	5"	
7	TREE	5"	
8	TREE	10"	
9	LOQUAT	3"	
10	FRUIT TREE	3"	REMOVE
11	FRUIT TREE	3"	
12	FRUIT TREE	4"	REMOVE
13	TREE	8"	REMOVE
14	MESQUITE	14"	REMOVE
15	APPLE	12"	
16	PEACH	4"	
17	APRICOT	10"	REMOVE
18	REDWOOD	46"	REMOVE
19	APRICOT	8"	REMOVE
20	ORANGE	6"	
21	ORANGE	5"	REMOVE
22	APPLE	10"	
23	CYPRESS	12"	
24	CEDAR	32"	REMOVE

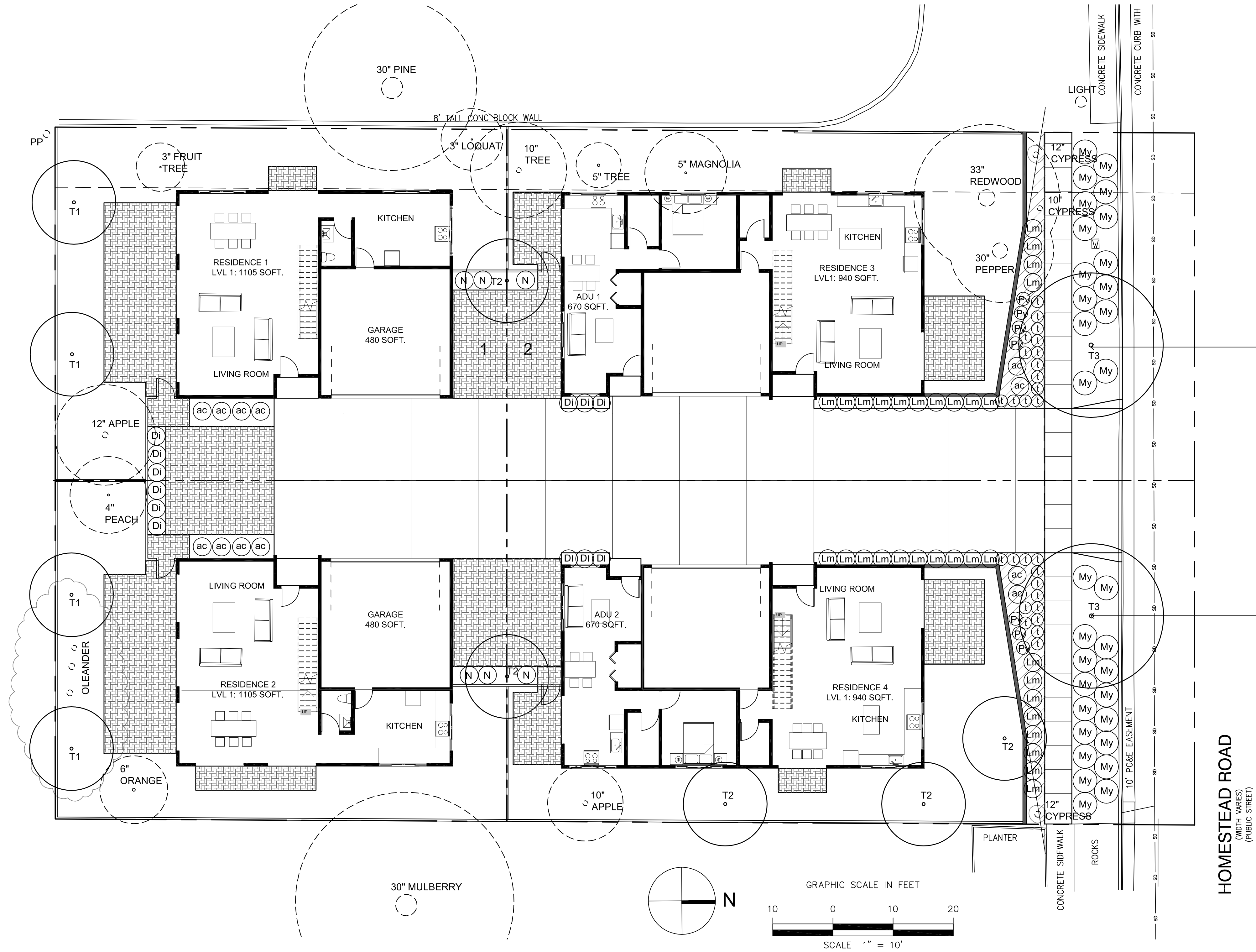
TOTAL EXISTING TREE TO BE REMOVED: 10
* DBH = DIAMETER AT BREAST HEIGHT

City of Cupertino
Standard Detail

Approved By 
City Engineer

Date 5/27/2020

6-4



PLANTING LIST

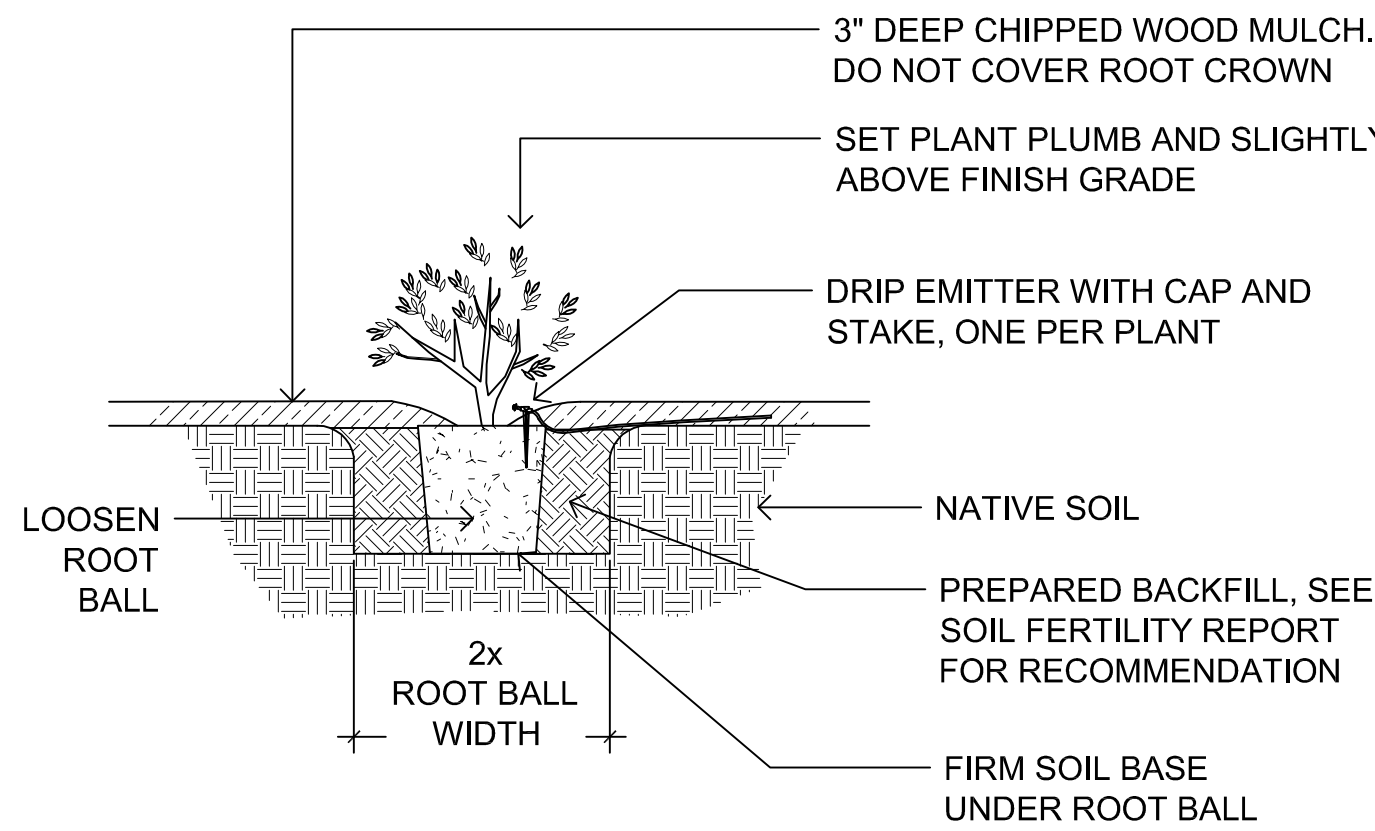
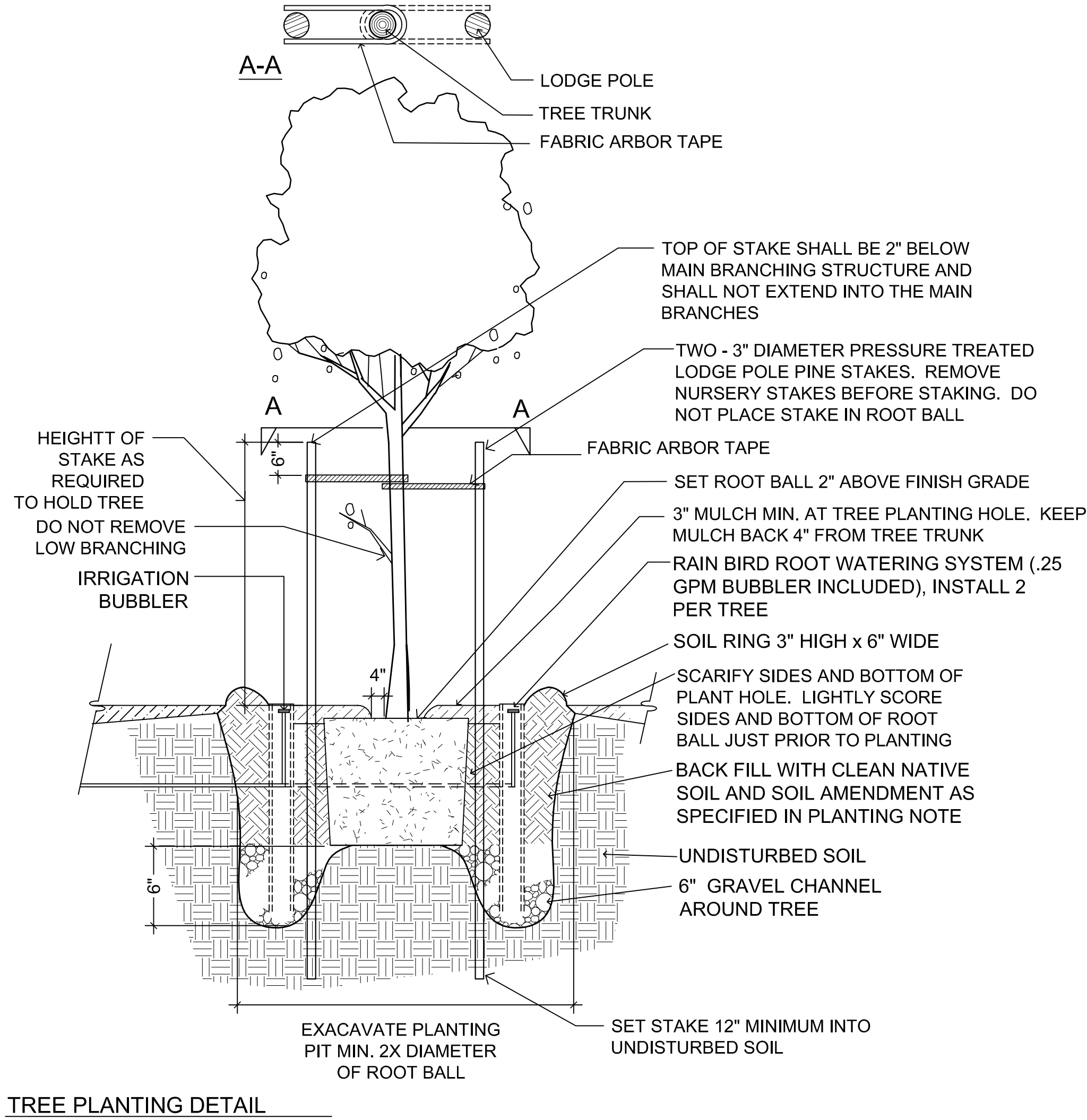
SYMBOL	BOTANICAL NAME - COMMON NAME	QTY	SIZE	WUCOLS	NOTES	Mature Size (HxW)
TREE						
T1	Lagerstroemia hybrid 'Muskogee' - Crape Myrtle	4	24" box	L	standard	25' X 25'
T2	Cercis occidentalis - Western Redbud	5	24" box	L	standard	20' X 15'
T3	Pistache chinensis 'Keith Harvey' - Chinese Pistache (male)	3	24" box	L	standard	35' X 35'
SHRUBS						
ac	Acacia cognata 'Cousin Itt' - Cousin Itt Acacia	12	5 gallon	L		3' x 6'
Di	Diets iridioides - African Iris	12	5 gallon	L		3' x 3'
Lm	Lomandra longifolium 'Breeze' - Dwarf Mat Rush	30	1 gallon	L		3' x 3'
My	Myoporum 'Putah Creek' - Putah Creek Myoporum	32	1 gallon	L		1' x 8'
N	Nandina domestica 'Gulf Stream' - Gulf Stream Nandina	6	5 gallon	L		3' x 3'
Pv	Pittosporum tobira 'Cream de Mint' - Dwarf Variegated Tobira	7	5 gallon	L		2'x2'
t	Teucrium chamaedrys - Wall Germander	27	1 gallon	L		1'x2'

WUCOLS CATEGORIES OF WATER NEEDS: VL = VERY LOW, L = LOW WATER USE, M = MODERATE WATER USE

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

PLANTING NOTE:

- Before planting till the following materials into the top 6" of soil (for each 1,000 S.F.):
 - 6 cubic yards green waste compost
 - 10 LB fertilizer (N16/P6/K8) w/ 2% iron
 - 5 LB sulfate of ammonia
- Mulch all planted areas with a 3" thick layer of medium recycled wood chips, color 'Dark Brown'.
- For trees, nursery stakes shall be removed at the time of planting. See tree planting detail. Street tree planting to follow city Standard Detail 6-10 / SHEET L-4.
- The Landscape Architect and the Owner reserve the right to reject any or all plant material, if such material does not meet the American Standards for Nursery Stock (ANSI). Plant materials shall be guaranteed against latent defects, injuries, pests, diseases or death of plants due to improper planting. Tree missing central leader will be rejected. The Contractor shall promptly replace plants that have died or are not in a vigorous, healthy condition with plants of the same kind and size as originally specified at no expense to the Owner.
- Landscape Architect to approve plant locations prior to planting.
- The Contractor shall be responsible to continuously maintain grades, plant material, and irrigation through the 60 days maintenance period until final acceptance of the work by the Owner.
- The Contractor shall be responsible for the adequate protection of the improvements during construction period and through maintenance period. Damaged areas, such as sprinkler heads or plant materials, shall be replaced or repaired at no additional expense to the Owner.



REVISION DATE	NO.

