

VIEWS FROM E 3RD AVE



VIEW FROM E 4TH AVE

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Issue / Revision		
No.	Date	Description
07/27/2022		SITE PLAN ARCHITECTURAL REVIEW

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PHOTOS

Scale: 12" = 1'-0" Issue Date: 12/15/2021  
Drawn By: Author Reviewed By: Checker  
Sheet: of 31

A0.1



11/10/2022 14:42 PM



PROPOSED NORTH ELEVATION RENDER



EXISTING NORTH ELEVATION RENDER



PROPOSED SOUTH ELEVATION RENDER



EXISTING SOUTH ELEVATION RENDER



PROPOSED SOUTHEAST ELEVATION RENDER



EXISTING SOUTHEAST ELEVATION RENDER

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**RENDERINGS**

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**A0.2**

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**RENDERINGS**

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Sheet: \_\_\_\_\_ of 31

**A0.3**

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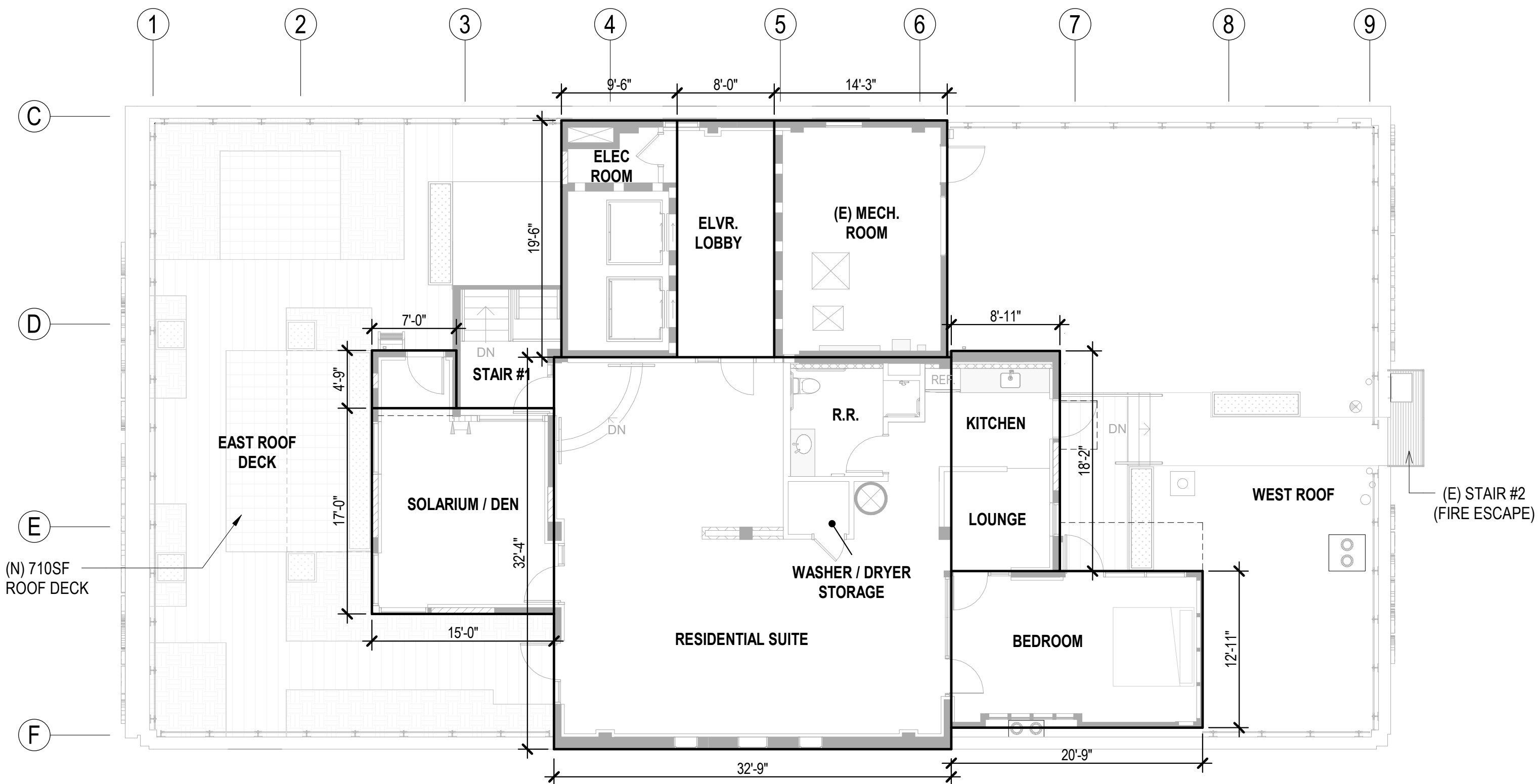
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RESIDENTIAL  
CIRCULATION  
MECH / ELEC  
ROOM

=  
=  
=  
=

1760 SF  
160 SF  
470 SF

TOTAL GROSS AREA  
OF PENTHOUSE = 2,390 SF



PROPOSED PLAN - PENTHOUSE FLOOR - PROGRAM AREA CALCS  
1/8" = 1'-0"

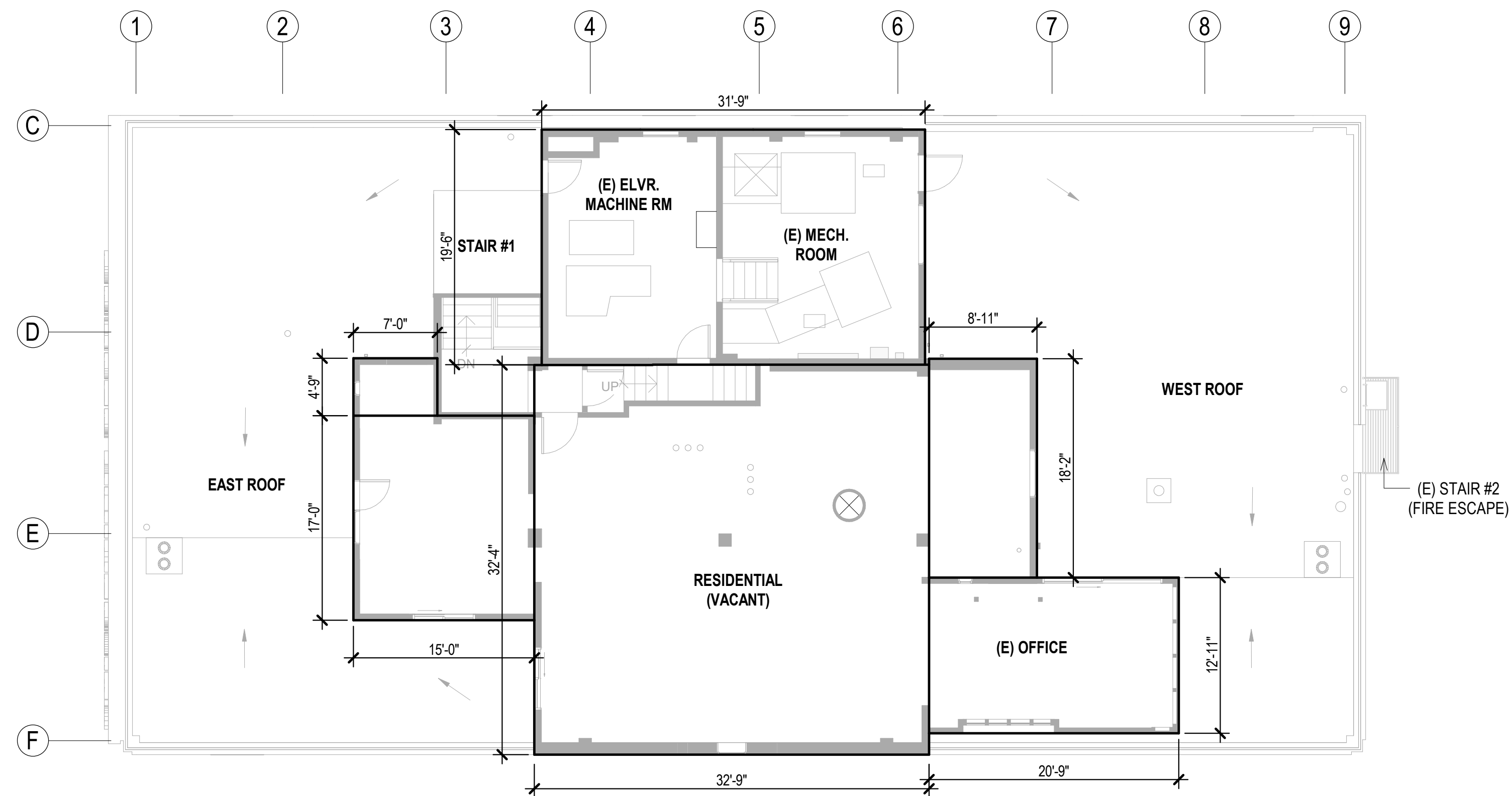
4

RESIDENTIAL  
MECH / ELVR  
MACHINE RM

=  
=  
=

1760 SF  
630 SF

TOTAL GROSS AREA  
OF PENTHOUSE = 2,390 SF



EXISTING PLAN - PENTHOUSE FLOOR - PROGRAM AREA CALCS  
1/8" = 1'-0"

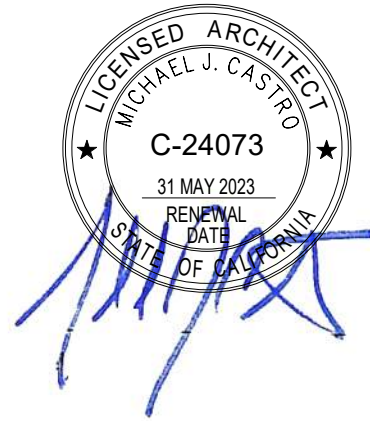
3

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No.	Date	Description
1	10/17/2022	SITE PLAN ARCHITECTURAL REVIEW - REV 1
2	11/18/2022	SITE PLAN ARCHITECTURAL REVIEW - ROUND 2

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FLOOR AREA  
CALCULATIONS

Scale: 1/8" = 1'-0" Issue Date: 12/15/2021  
Drawn By: Author Reviewed By: Checker  
Sheet: of 31

A0.4



SYMBOLS LEGEND

- EXIT
- EXIT PATH
- RESIDENTIAL USE
- ACCESSORY USE
- NOT IN SCOPE

NOTE: CORRIDORS AND STAIRS ARE N.I.C. BUT ARE NOT HATCHED FOR GRAPHIC CLARITY.

OCCUPANT LOAD CALCULATIONS

PENTHOUSE (RESIDENTIAL)			
USE	SF	OCC. LOAD FACTOR	OCC. LOAD
OPEN SUITE	1,168 SF	1/200	5.8
BEDROOM	237 SF	1/200	1.2
SOLARIUM	242 SF	1/200	1.2
ROOF DECK	710 SF	1/15	47.3
STORAGE	27 SF	1/300	0.1
MECH ROOM	250 SF	1/300	0.8
TOTAL			57 (56.4)

\*Based on conservative assembly use occupant load factor.

PLUMBING FIXTURE CALCULATIONS

PER CPC TABLE 422.1 AND SECTION 422.4.1

PENTHOUSE  
LOAD FACTOR: OCCUPANCY R-2 - APARTMENT HOUSE/UNIT

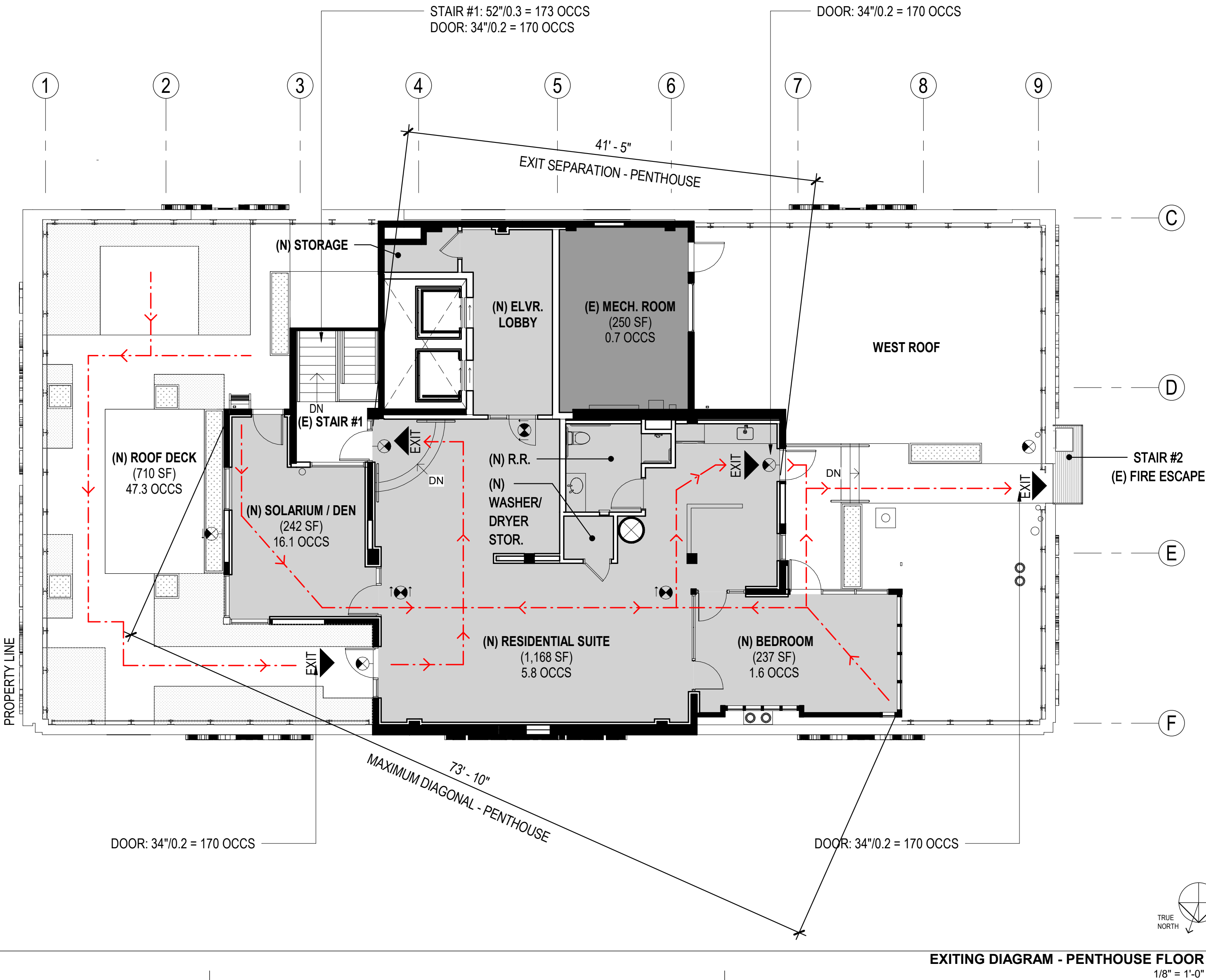
	TOTAL REQ'D	TOTAL PROVIDED
WATER CLOSETS:	1 PER APARTMENT	1
URINALS:	1 PER APARTMENT	1
LAVATORIES:	1 PER APARTMENT	1
KITCHEN SINK:	1 PER APARTMENT	1
AUTO CLOTHES WASHER CONNECTION:	1 PER APARTMENT	1

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Issue / Revision		
No.	Date	Description
	01/31/2022	DESIGN TEAM COORDINATION SET
	04/15/2022	ISSUE FOR PERMIT
1	10/17/2022	SITE PLAN ARCHITECTURAL REVIEW - REV1

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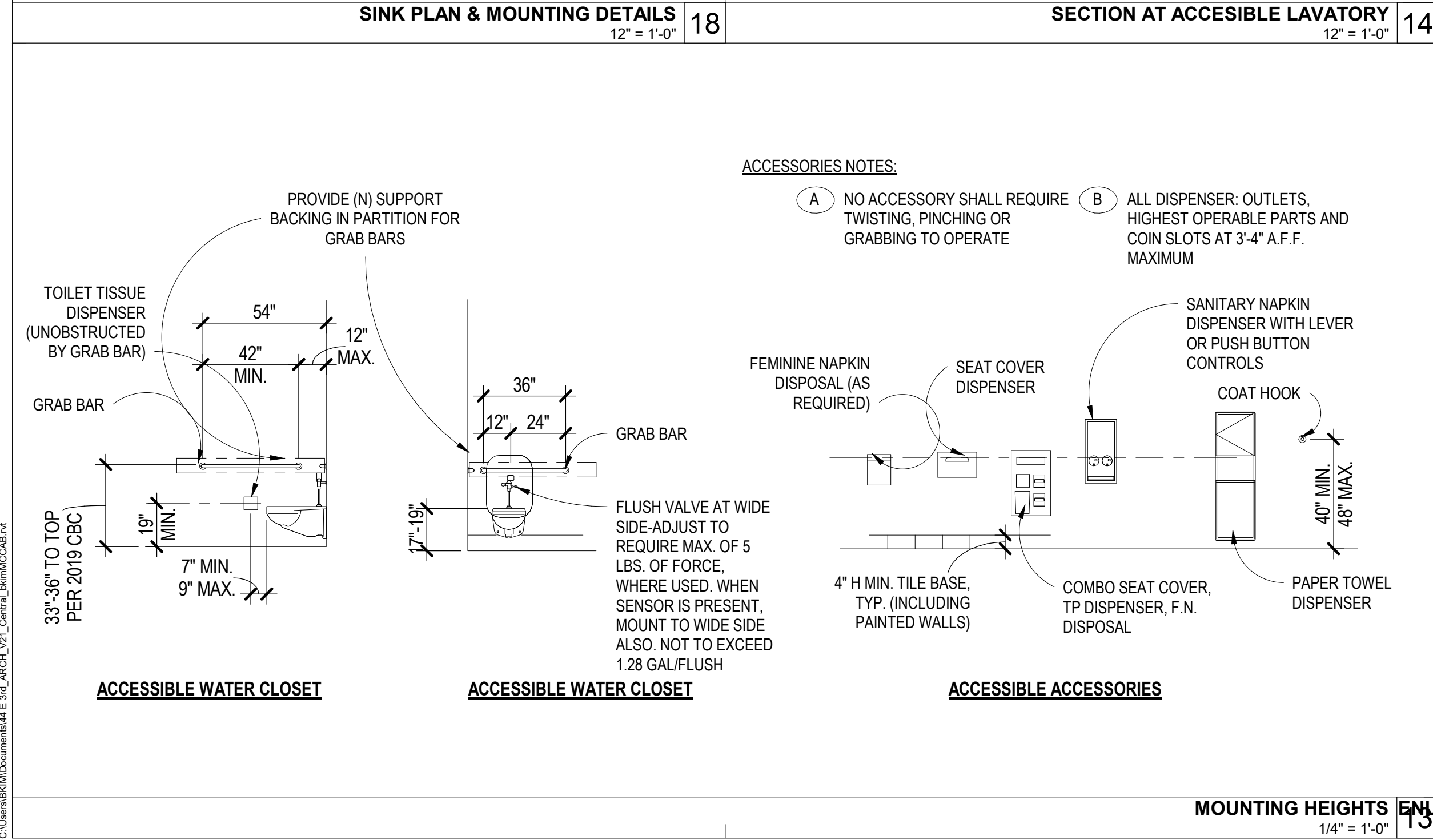
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EXITING  
DIAGRAMS

Scale: 1/8" = 1'-0" Issue Date: 12/15/2021  
Drawn By: CY Reviewed By: MJC  
Sheet: 4 of 31

A0.5





EQ 3'-9" EQ

EQ 4'-5 1/2" EQ

(N) R.R.

551 552

9'-0"

A1

4'-5 1/2"

9'-0"

1/2"

TYP. OF S

TRUE NORTH

LARGE REFLECTED CEILING PLAN - PENTHOUSE FLOOR RESTROOMS

1/4" = 1'-0"

9

Architectural floor plan of the Penthouse Floor Restrooms. The plan shows a toilet, a sink, and a shower area. Key features include: (N) R.R. (North Restroom), SS1 (Shower Stall 1), and two circular areas labeled 4 and 12, both with A7.2 and FD (Fire Door) markings. Callouts CT2 and CT3 point to specific areas. A north arrow is located in the bottom right corner.

[illegible]

551 SEE A6.1 FOR LIGHT FIXTURE SPECIFICATIONS.

Issue / Revision		
No.	Date	Description
	01/31/2022	DESIGN TEAM COORDINATION SET
1	04/15/2022	ISSUE FOR PERMIT
	10/17/2022	SITE PLAN ARCHITECTURAL REVIEW - REV1

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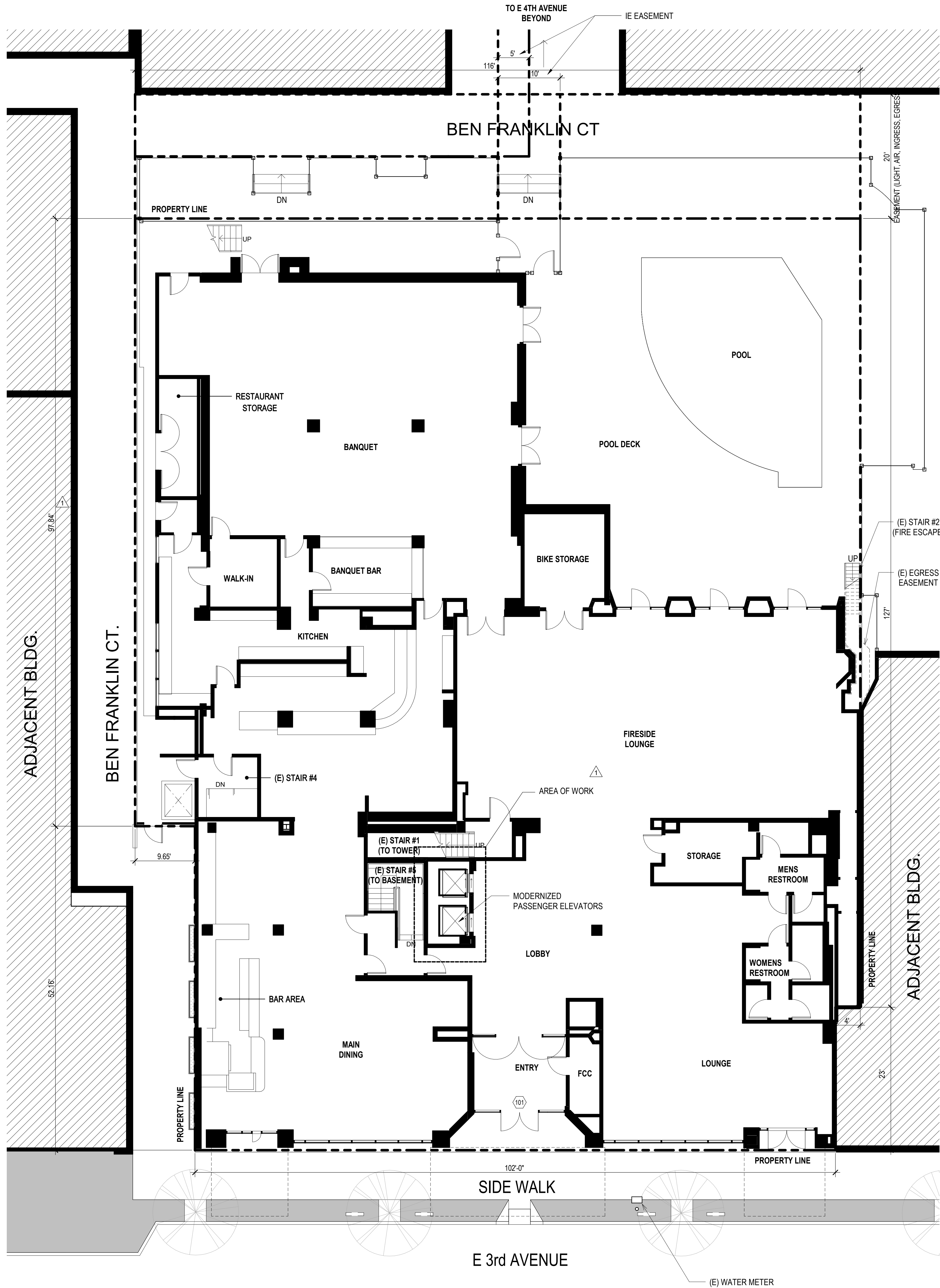
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# RESTROOM ACCESSIBILITY COMPLIANCE

Scale: As indicated Issue Date: 12/15/2021  
Drawn By: CY Reviewed By: MJC  
Sheet: 6 of 31

# A0.6





## GENERAL NOTES

1. THE ONLY MODIFICATION TO THE GROUND FLOOR IS THE MODERNIZATION OF THE EXISTING TWO (2) ELEVATORS. WORK IS LIMITED TO THE PENTHOUSE FLOOR AND PENTHOUSE ROOF, SEE SHEET A2.1 AND A2.2
2. PROTECTED TREES NOTE - IN THE CITY OF SAN MATEO ALL STREET TREES, HERITAGE TREES, OR A TREE DESIGNATED AS PROTECTED AS PART OF AN APPROVED PLANNING APPLICATION SUBJECT TO CHAPTER 27.71 ARE CONSIDERED PROTECTED (SMMC 13.40.030K(O)). IT IS UNLAWFUL FOR ANY PERSON TO CAUSE DAMAGE TO A PROTECTED TREE COMPROMISING ITS HEALTH OR STRUCTURAL INTEGRITY ACCORDING TO ACCEPTED INDUSTRY STANDARDS, OR TO CAUSE DAMAGE THAT IS SEVERLY DETRIMENTAL TO ITS OVERALL AESTHETICS. ANY VIOLATIONS MAY RESULT IN PENALTIES DESCRIBED IN SMMC 13.40.160."

## LEGEND

- INGRESS AND EGRESS EASEMENT
- PROPERTY LINE

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SITE PLAN

Scale: 1/8" = 1'-0" Issue Date: 12/15/2021  
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SITE PLAN - GROUND FLOOR

1/8" = 1'-0"

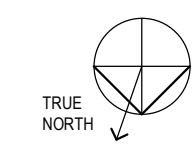
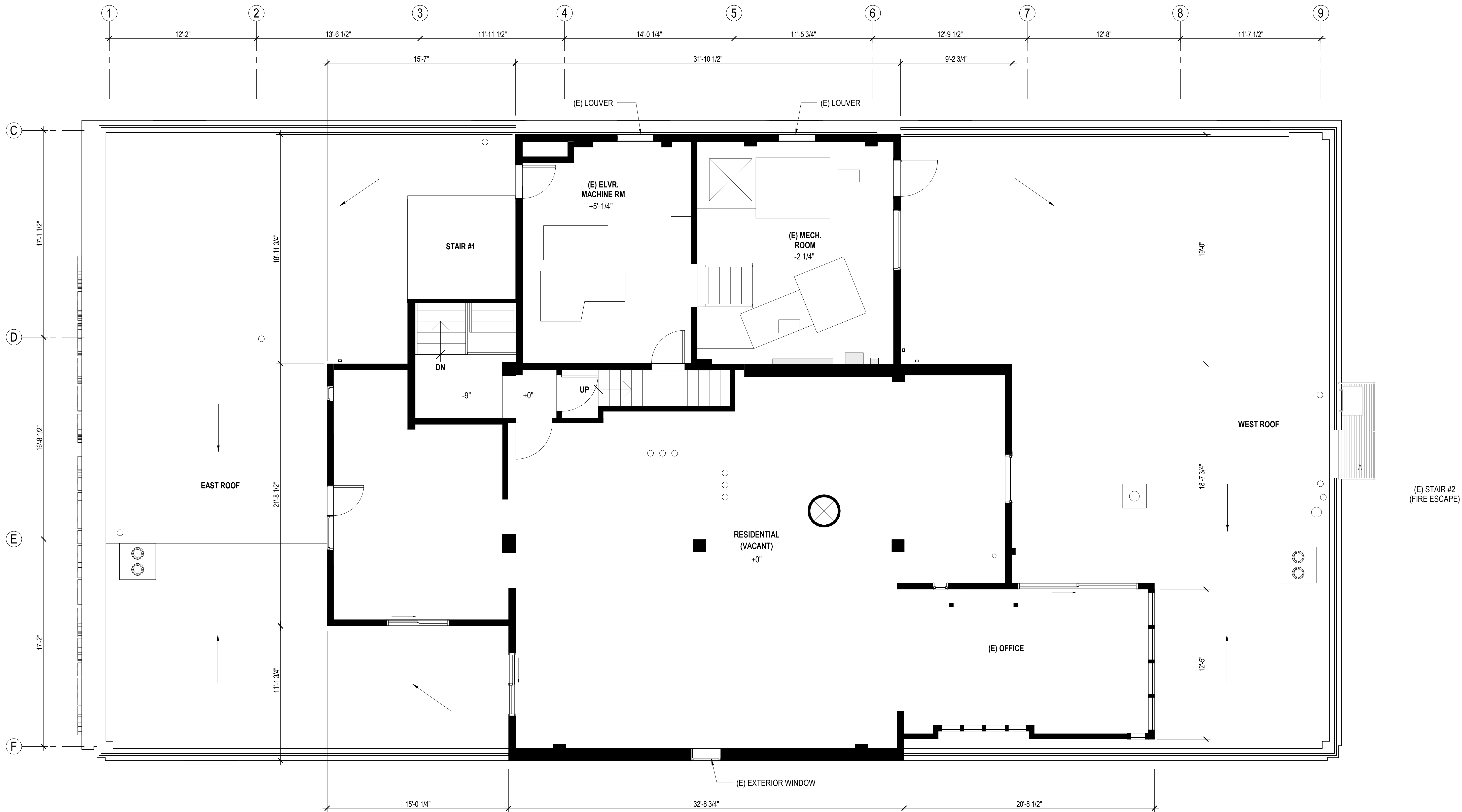
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A1.0



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EXISTING PLAN - PENTHOUSE FLOOR  
1/4" = 1'-0"

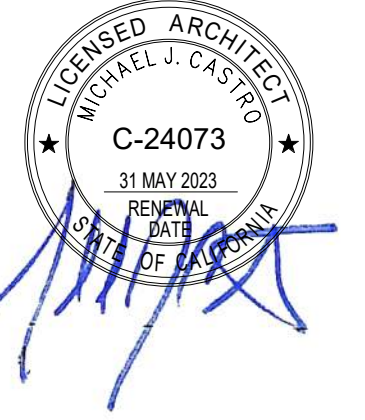
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**EXISTING PLAN  
- PENTHOUSE  
FLOOR**

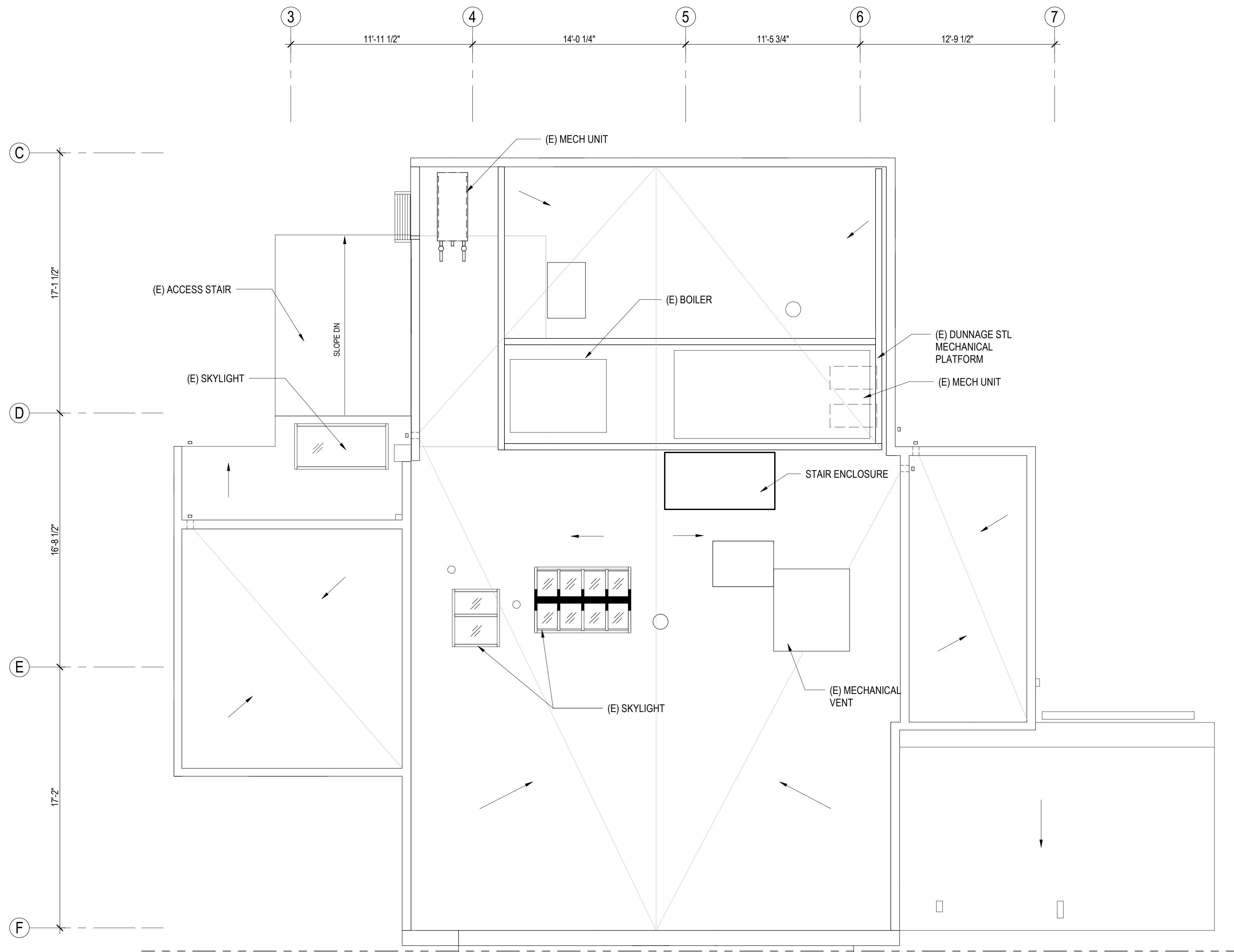
Scale: 1/4" = 1'-0" Issue Date: 12/15/2021  
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**A1.1**



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EXISTING PLAN - PENTHOUSE ROOF  
1/4" = 1'-0"

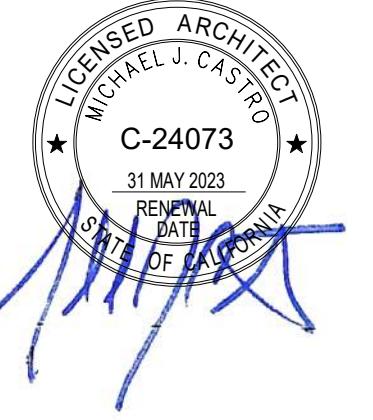
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EXISTING PLAN  
- PENTHOUSE  
ROOF

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A1.2



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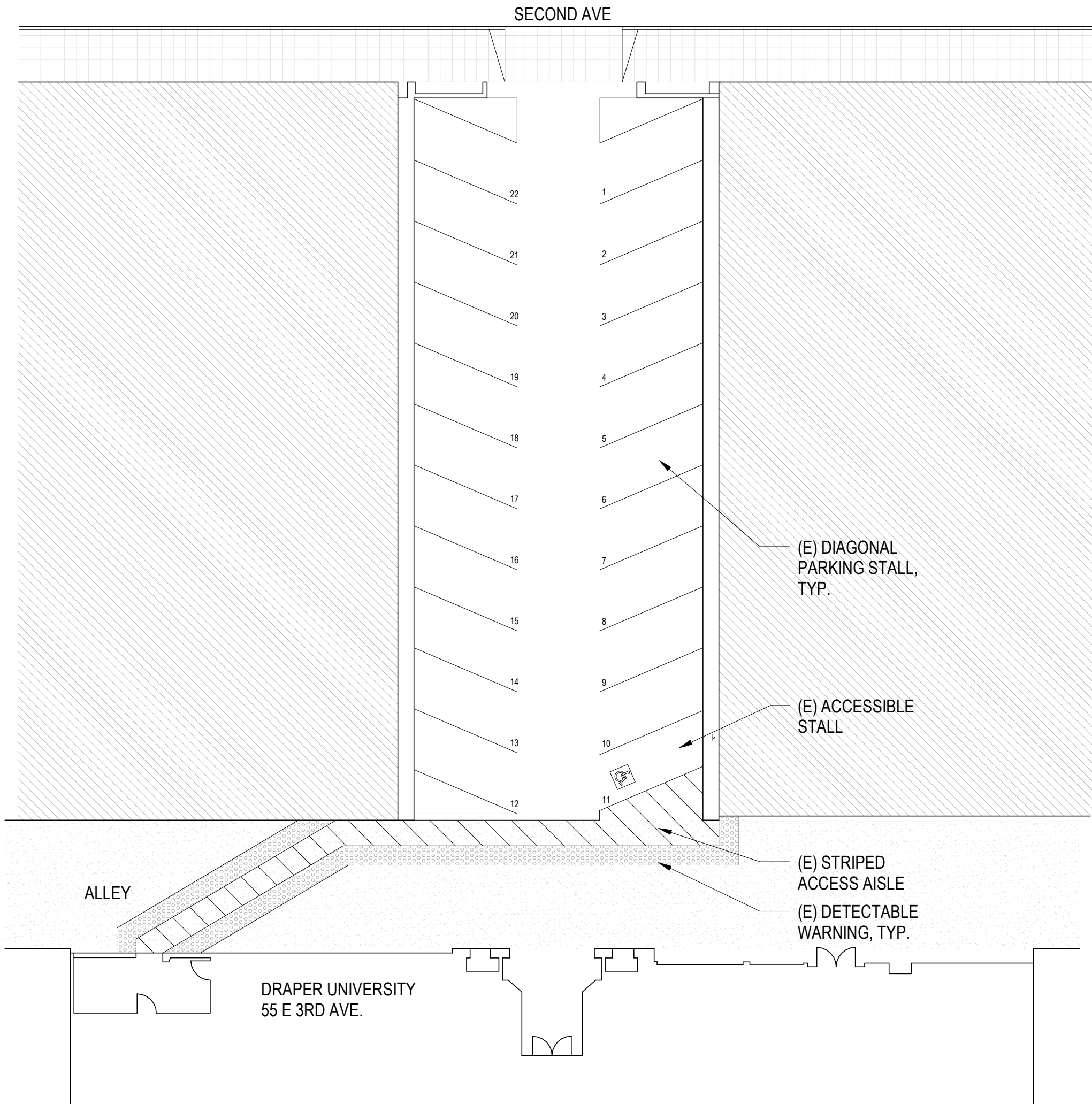
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EXISTING  
PARKING PLAN  
- HERO CITY

Scale: 1/16" = 1'-0" Issue Date: 12/15/2021  
Drawn By: Author Reviewed By: Checker  
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A1.3



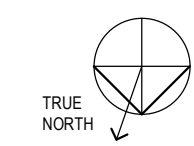
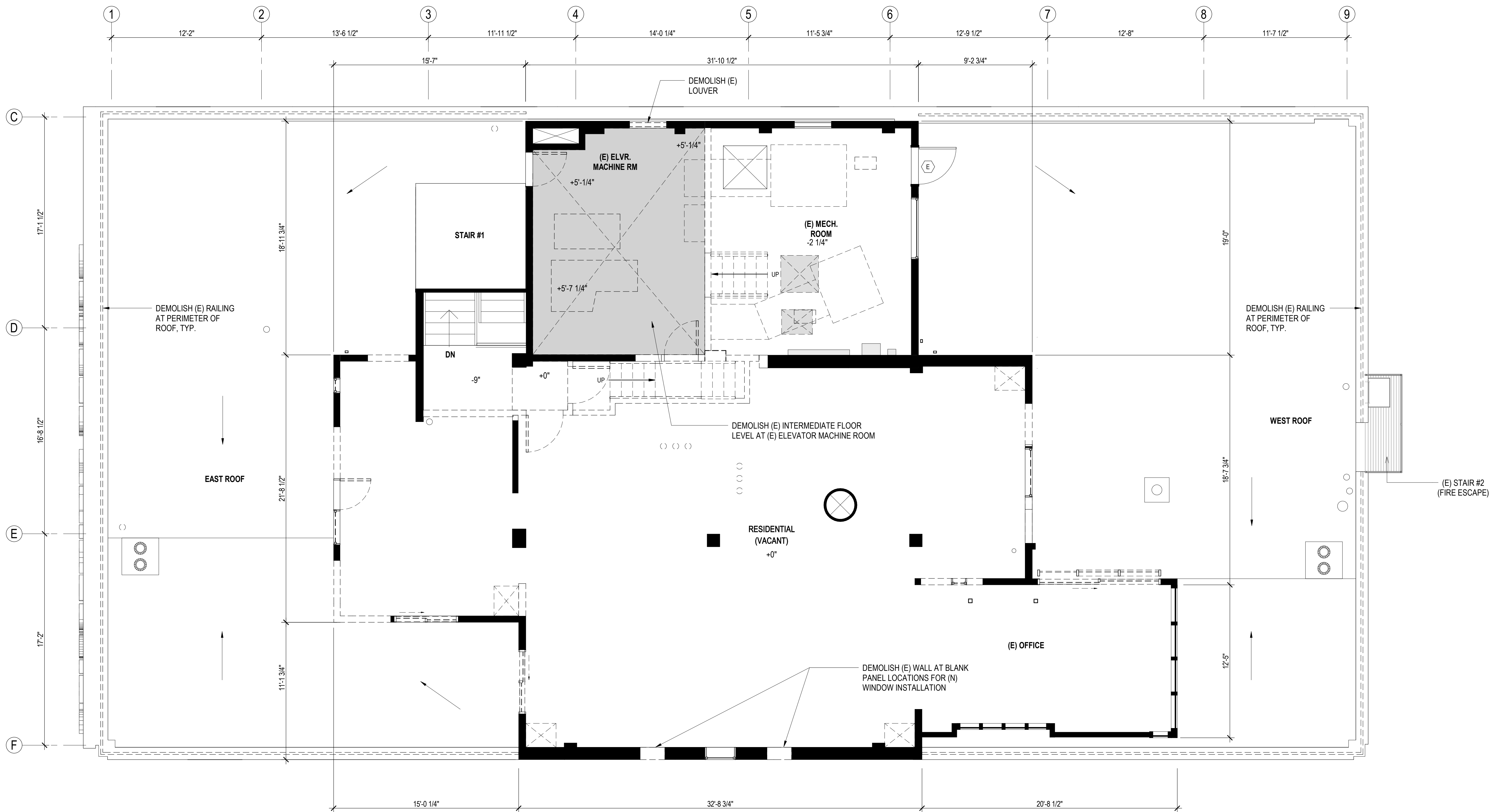
EXISTING PARKING PLAN - HERO CITY  
1/16" = 1'-0"

1



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DEMOLITION PLAN - PENTHOUSE FLOOR  
1/4" = 1'-0"

1

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DEMOLITION  
PLAN -  
PENTHOUSE  
FLOOR

Scale: 1/4" = 1'-0" Issue Date: 12/15/2021  
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AD2.1







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PARTITION LEGEND

- TYPE B: NON-COMBUSTIBLE FULL HT ACOUSTICAL OR DEMISING PARTITION.
- TYPE C: TWO-HOUR FIRE RATED WALL.
- TYPE E: TWO-HOUR FIRE RATED SHAFT WALL.
- TYPE F: NON-COMBUSTIBLE FURRING PARTITION.
- TYPE Z: ONE-HOUR FIRE RATED EXTERIOR CONCRETE INFILL WALL.
- EXISTING PARTITION

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2	11/18/2022	SITE PLAN ARCHITECTURAL REVIEW - REV 2

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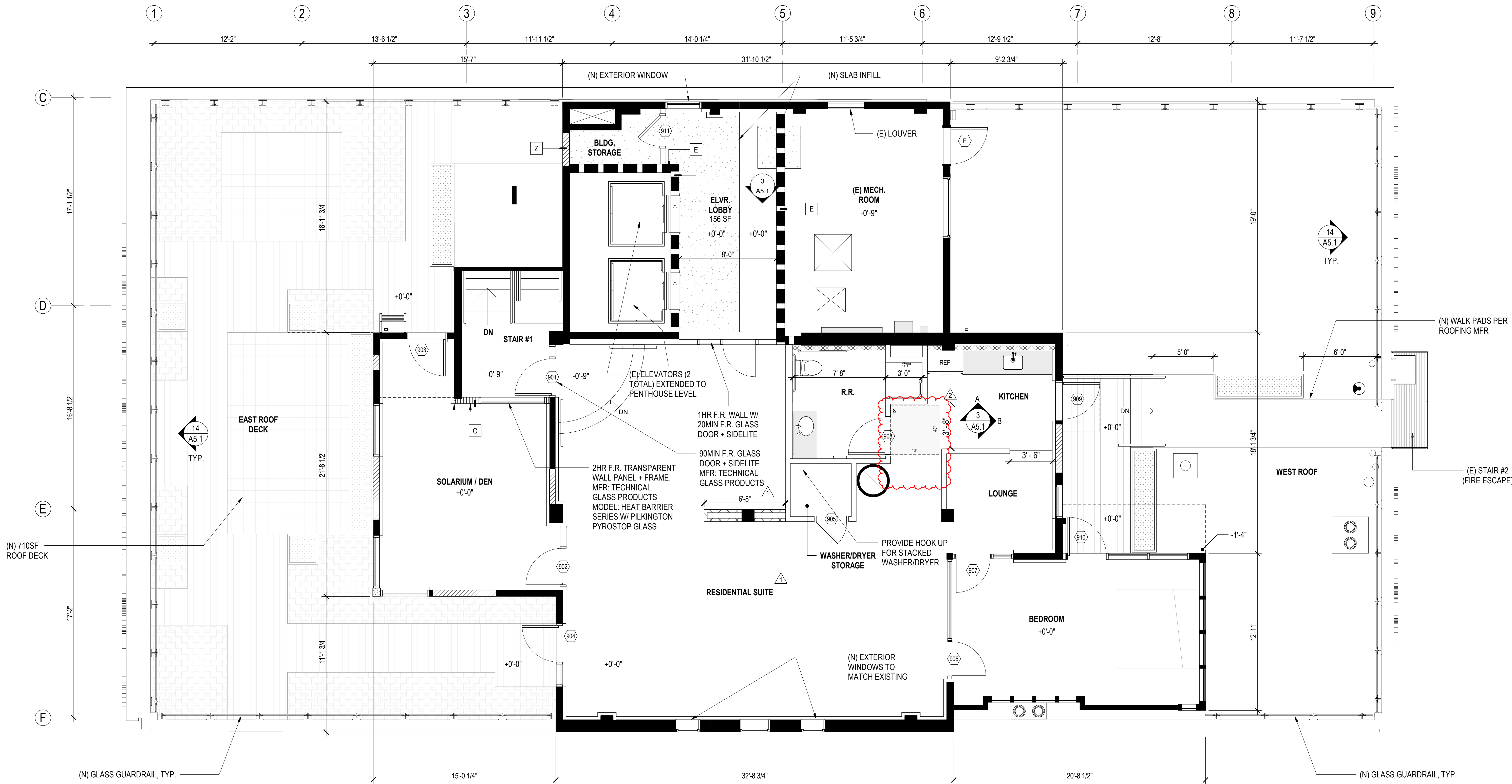
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PROPOSED  
PLAN -  
PENTHOUSE  
FLOOR

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A2.1



PROPOSED PLAN - PENTHOUSE FLOOR

1



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PARTITION LEGEND

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- TYPE C: TWO-HOUR FIRE RATED WALL.
- TYPE E: TWO-HOUR FIRE RATED SHAFT WALL.
- TYPE F: NON-COMBUSTIBLE FURRING PARTITION.
- TYPE Z: ONE-HOUR FIRE RATED EXTERIOR CONCRETE INFILL WALL.
- EXISTING PARTITION

LEGEND

- SLAB INFILL

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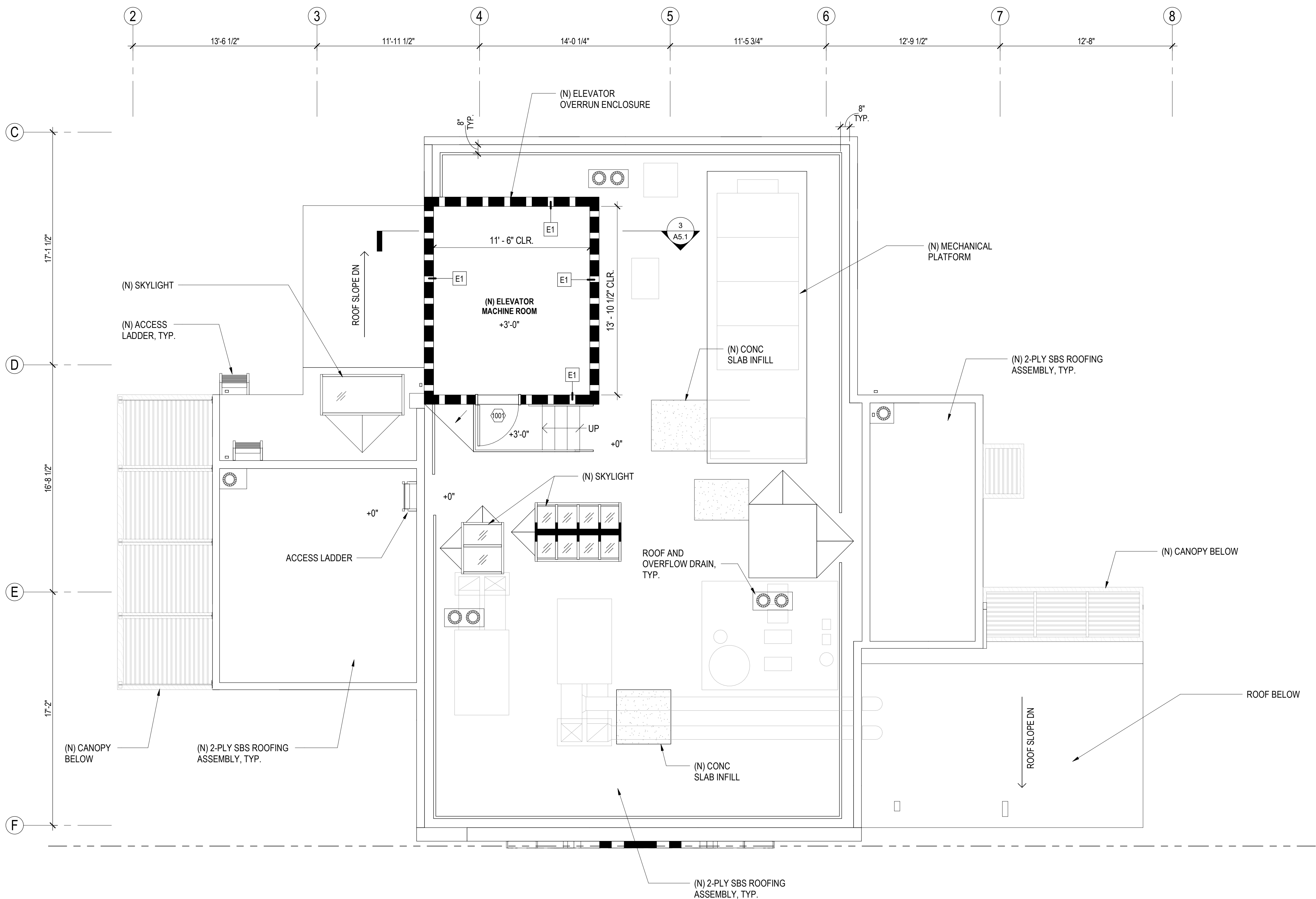
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PROPOSED  
PLAN -  
PENTHOUSE  
ROOF

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A2.2



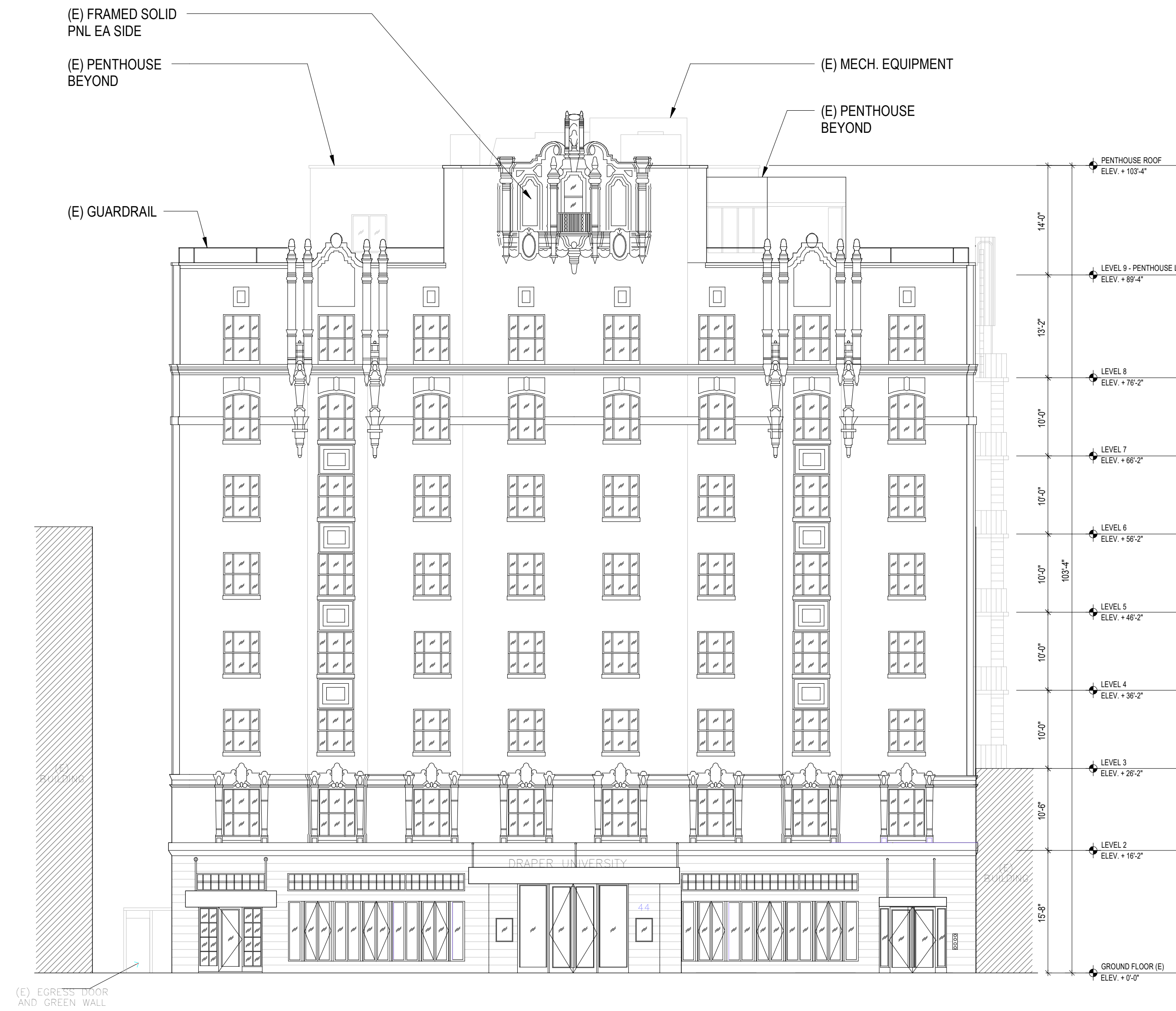
PROPOSED PLAN - PENTHOUSE ROOF

1/4" = 1'-0"

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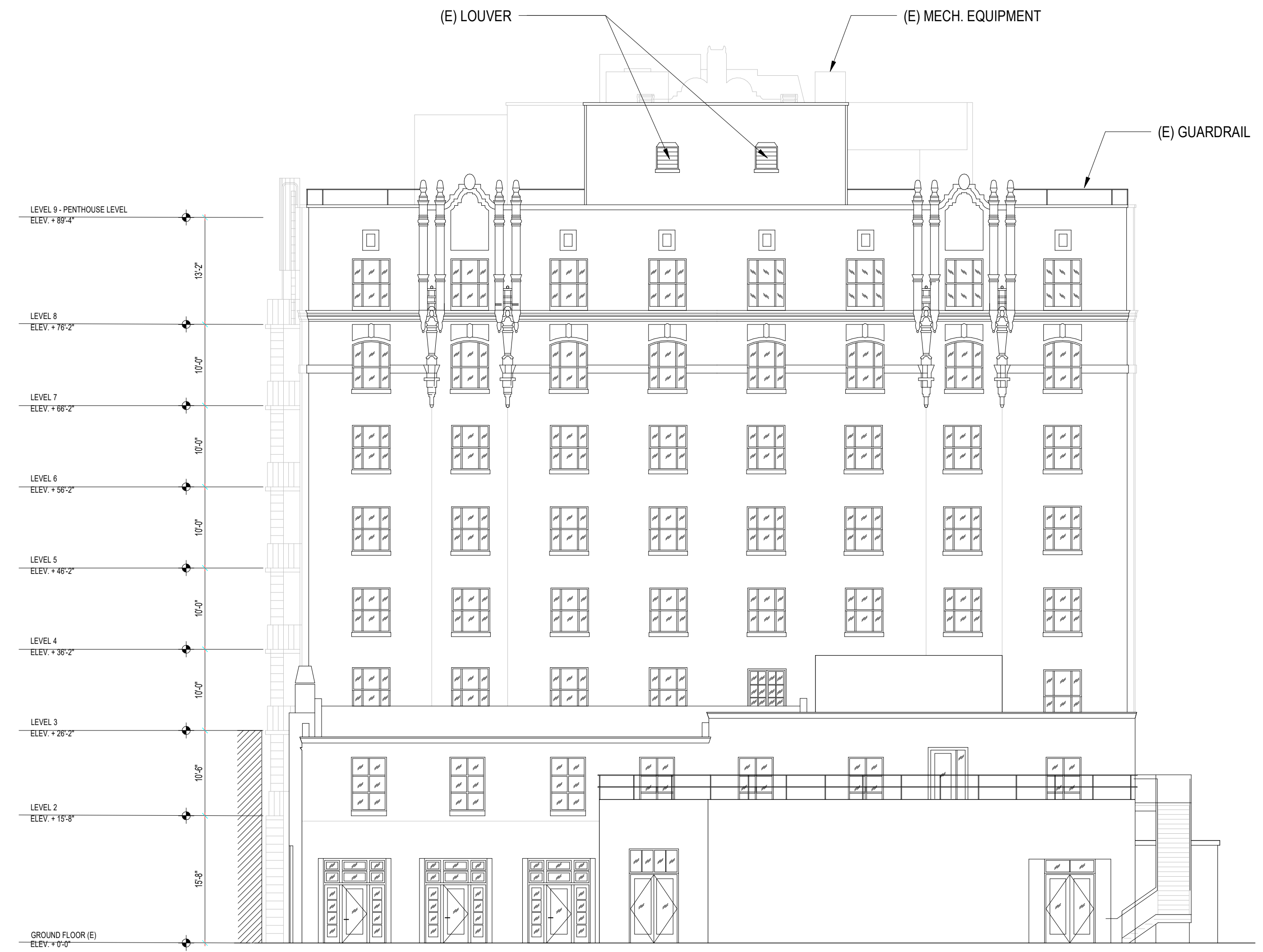


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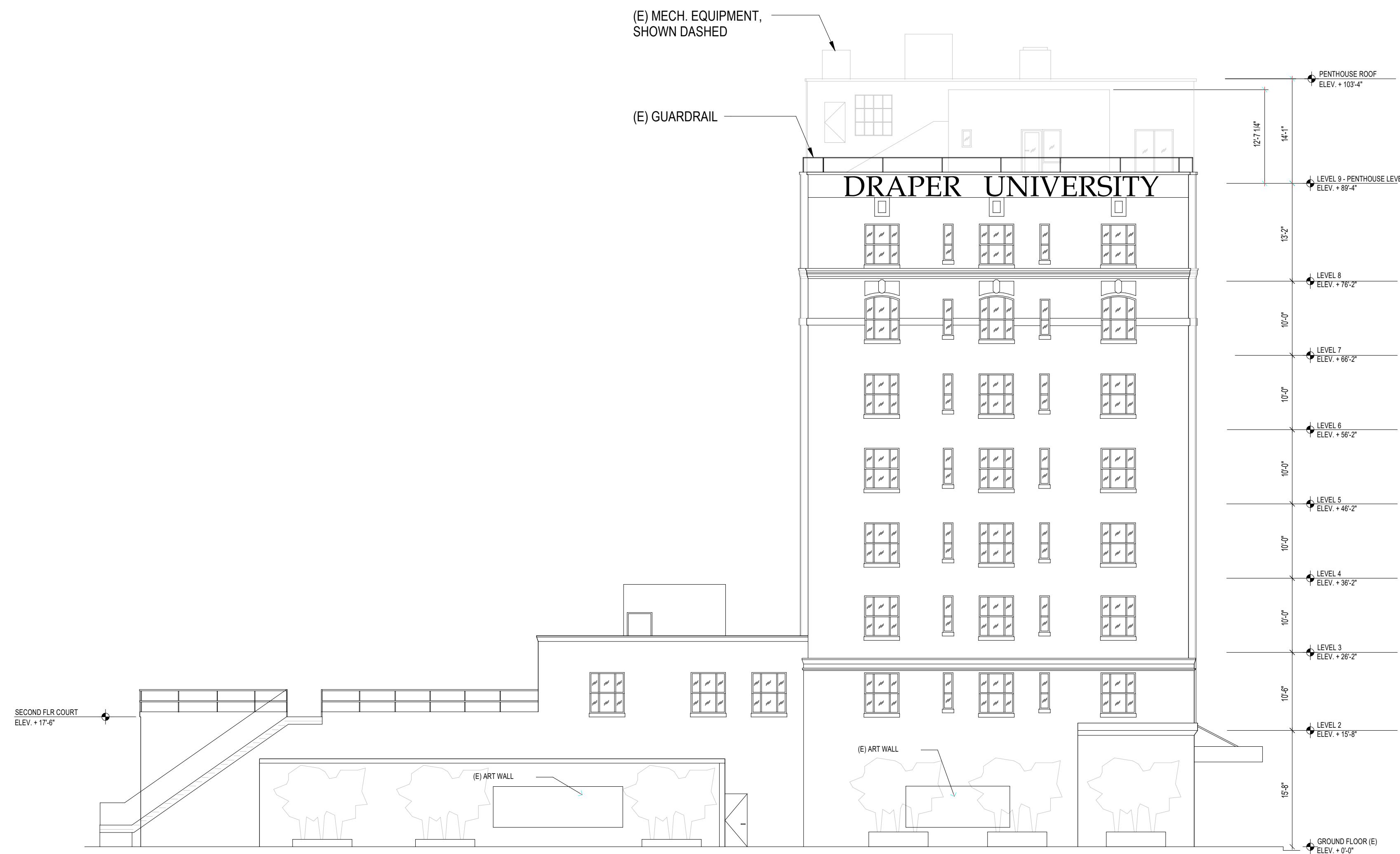
EXISTING NORTH BUILDING ELEVATION  
3/32" = 1'-0"

11



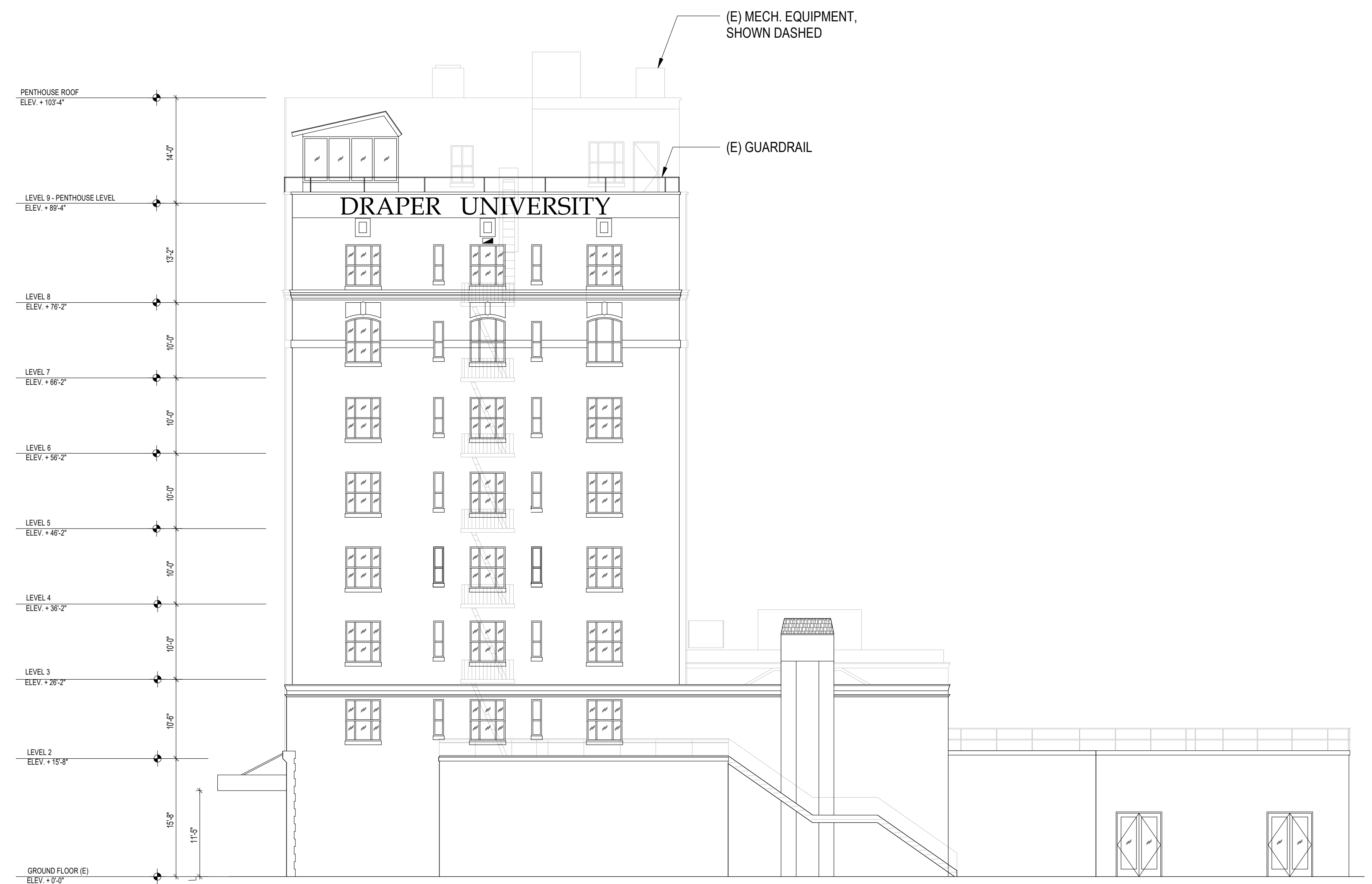
EXISTING SOUTH BUILDING ELEVATION  
3/32" = 1'-0"

3



EXISTING EAST BUILDING ELEVATION  
3/32" = 1'-0"

9



EXISTING WEST BUILDING ELEVATION  
3/32" = 1'-0"

1

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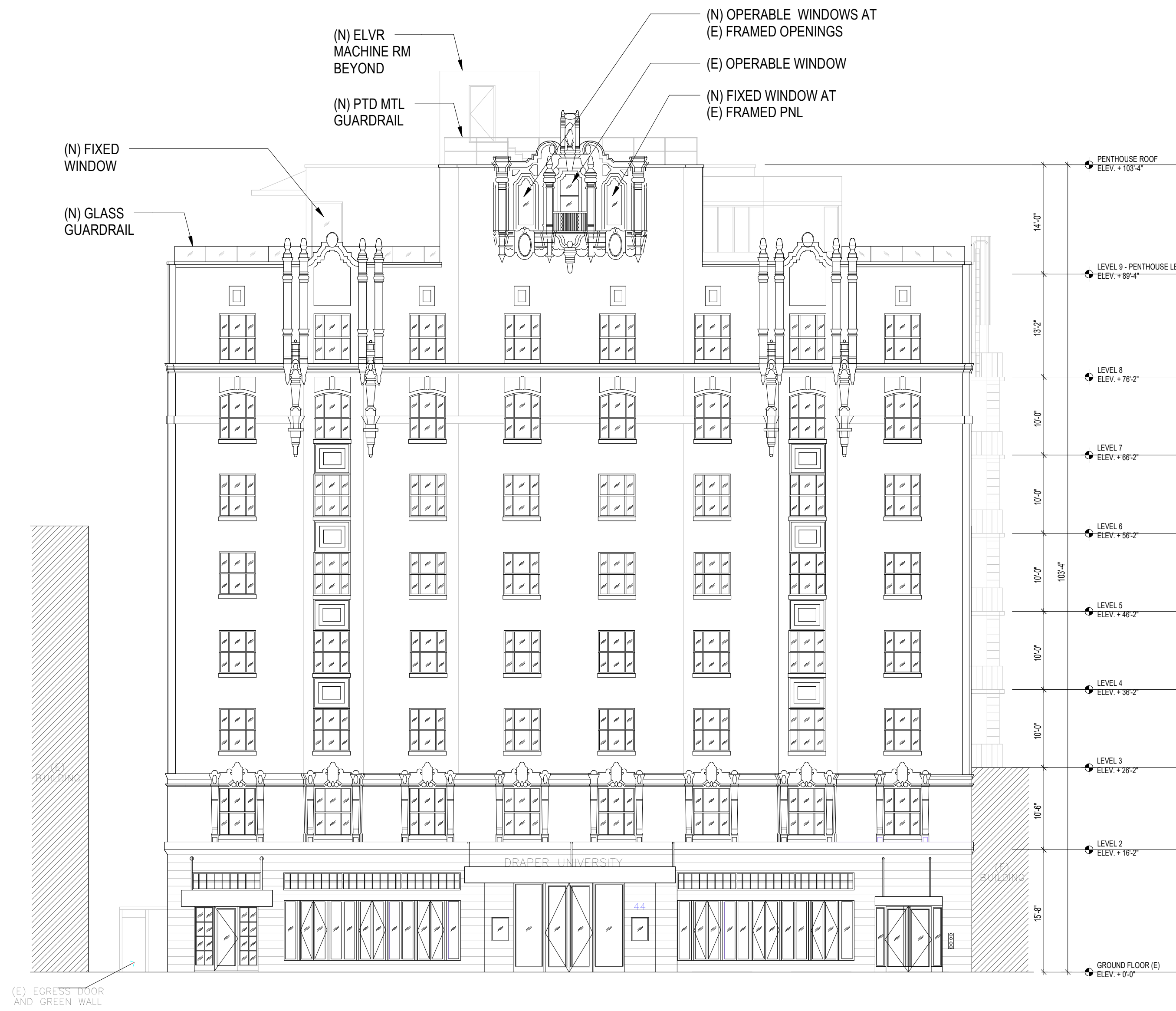
EXISTING  
BUILDING  
ELEVATIONS

Scale: 3/32" = 1'-0" Issue Date: 12/15/2021  
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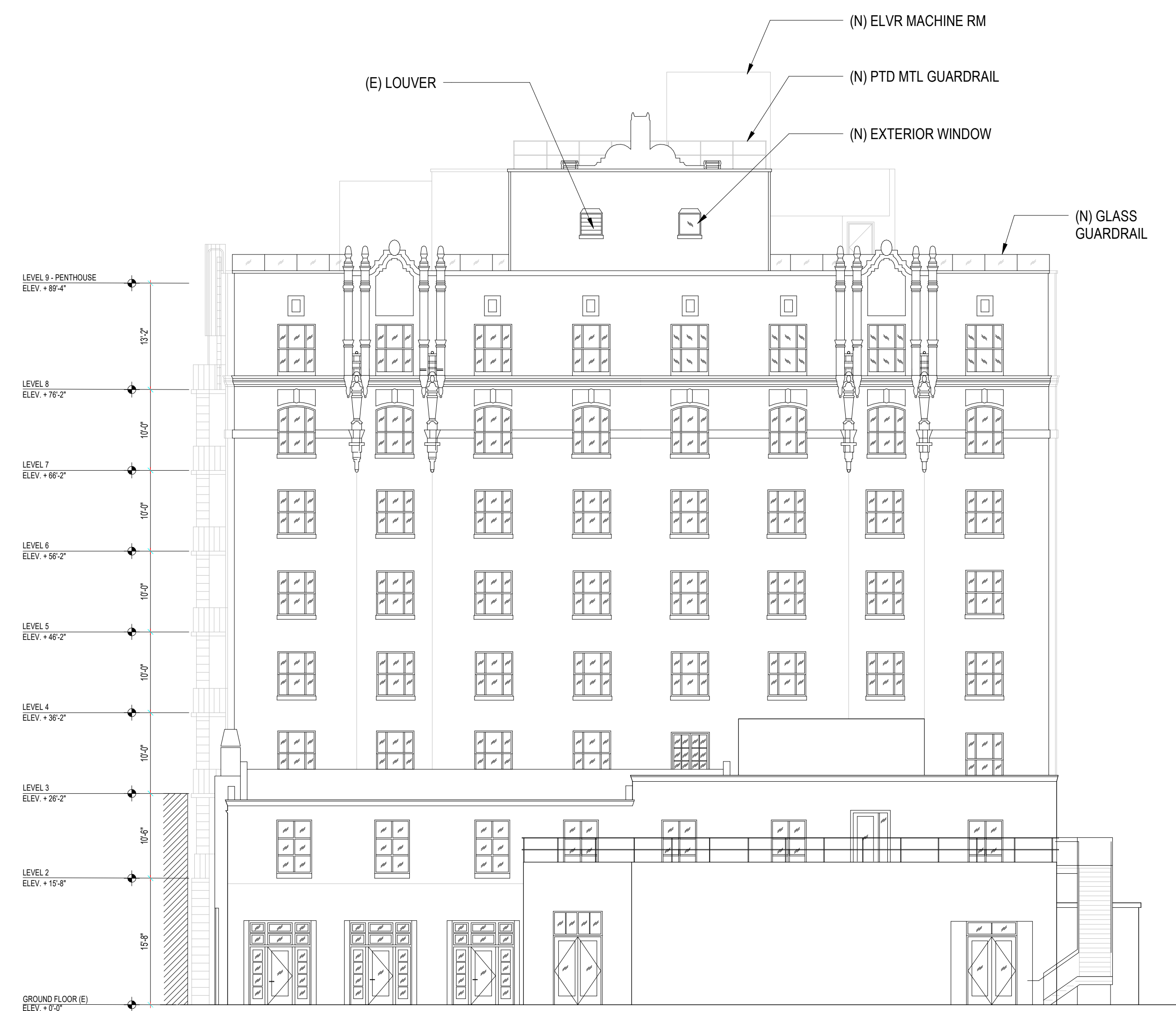


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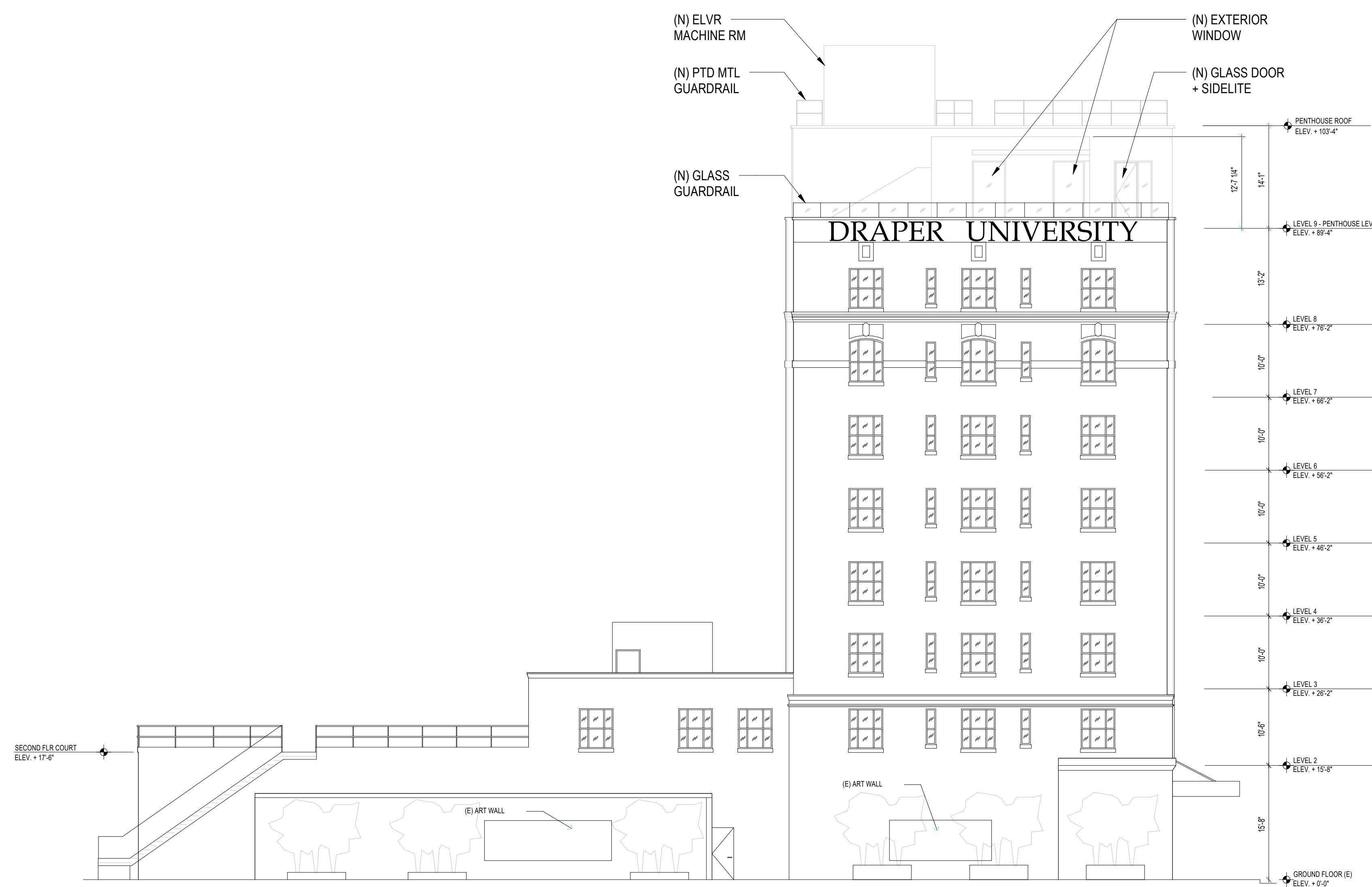
PROPOSED NORTH BUILDING ELEVATION  
3/32" = 1'-0"

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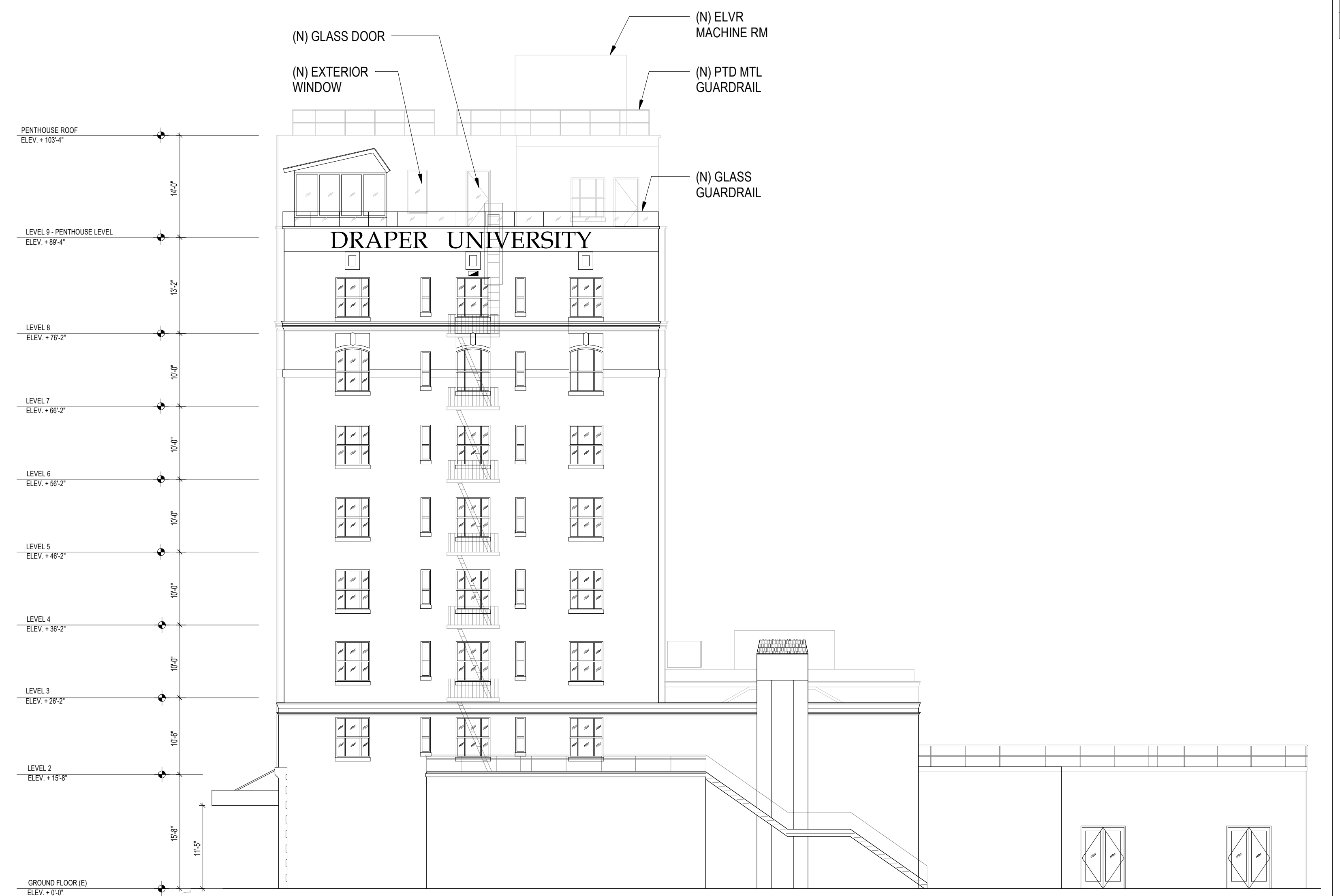
PROPOSED SOUTH BUILDING ELEVATION  
3/32" = 1'-0"

3



PROPOSED EAST BUILDING ELEVATION  
3/32" = 1'-0"

9



PROPOSED WEST BUILDING ELEVATION  
3/32" = 1'-0"

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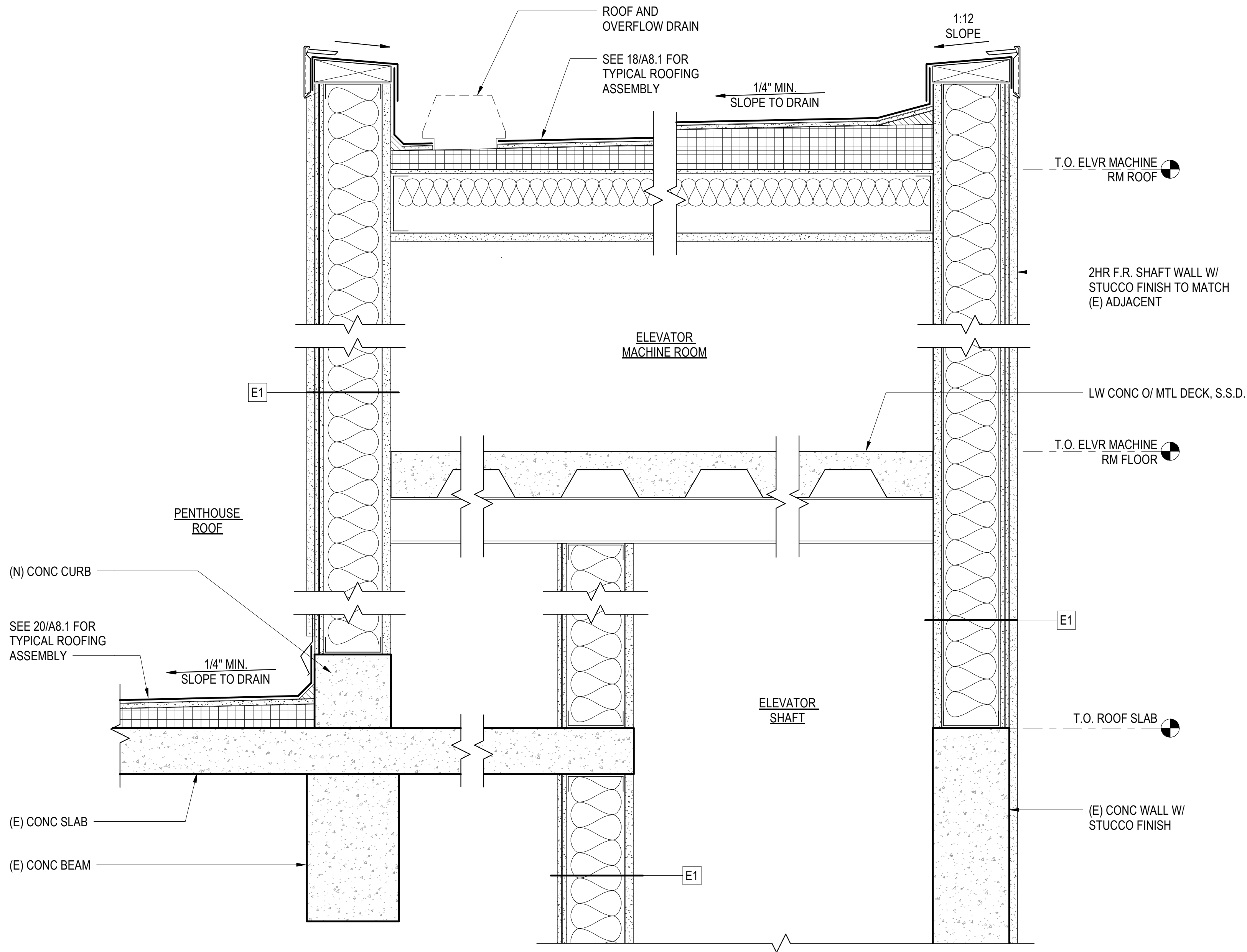
**PROPOSED  
BUILDING  
ELEVATIONS**

Scale: 3/32" = 1'-0" Issue Date: 12/15/2021  
Drawn By: Author Reviewed By: Checker  
Sheet: of 31

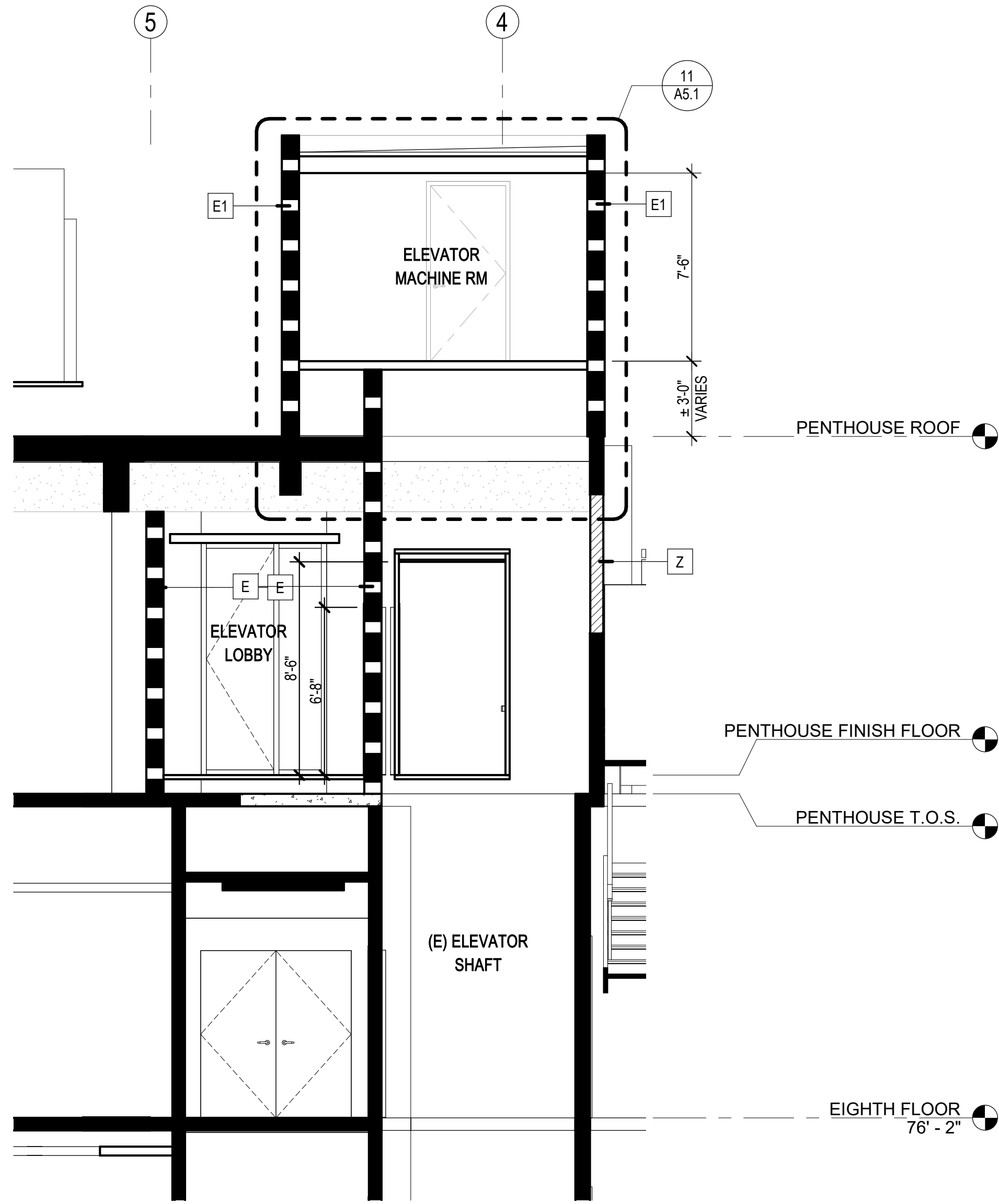
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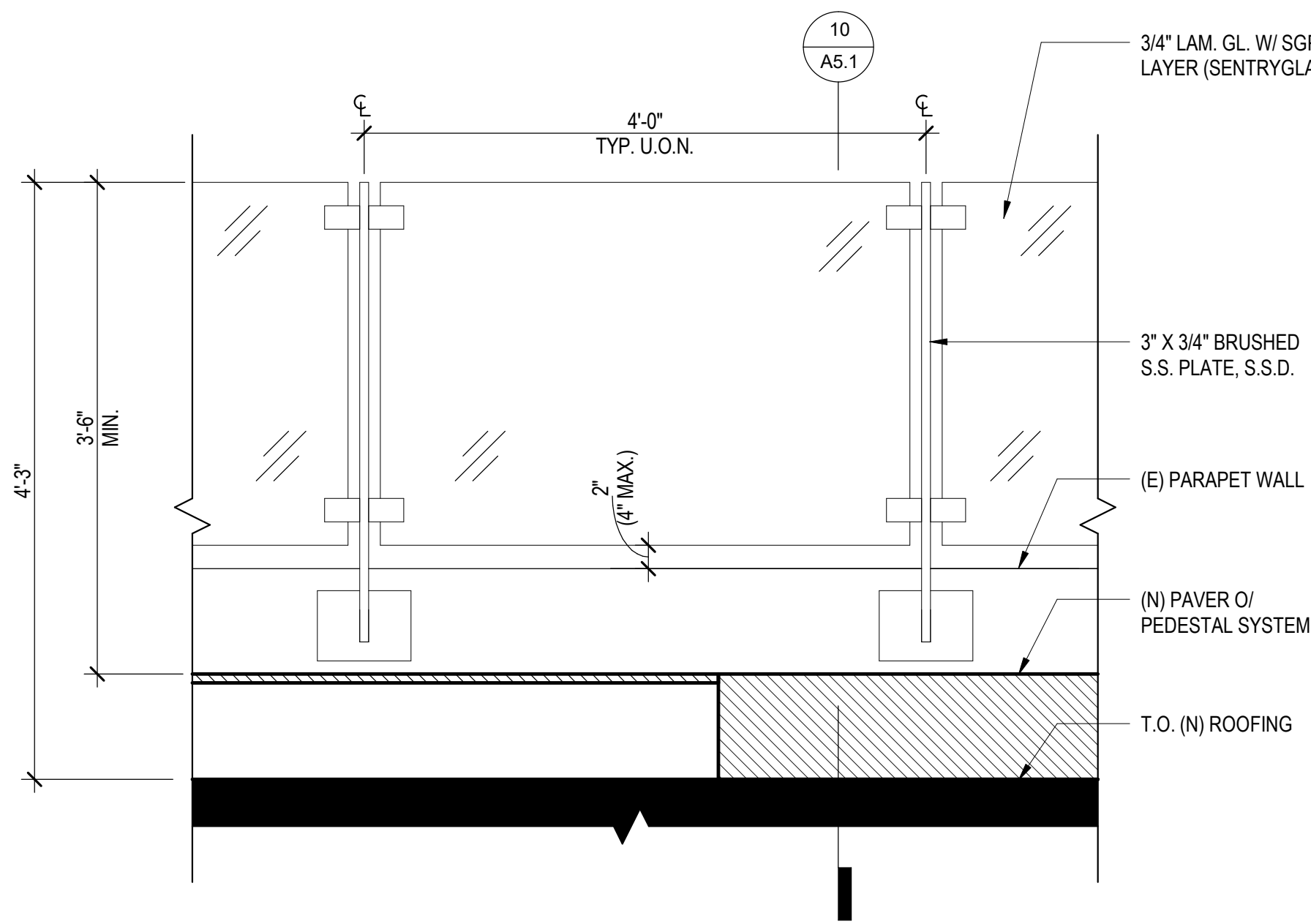
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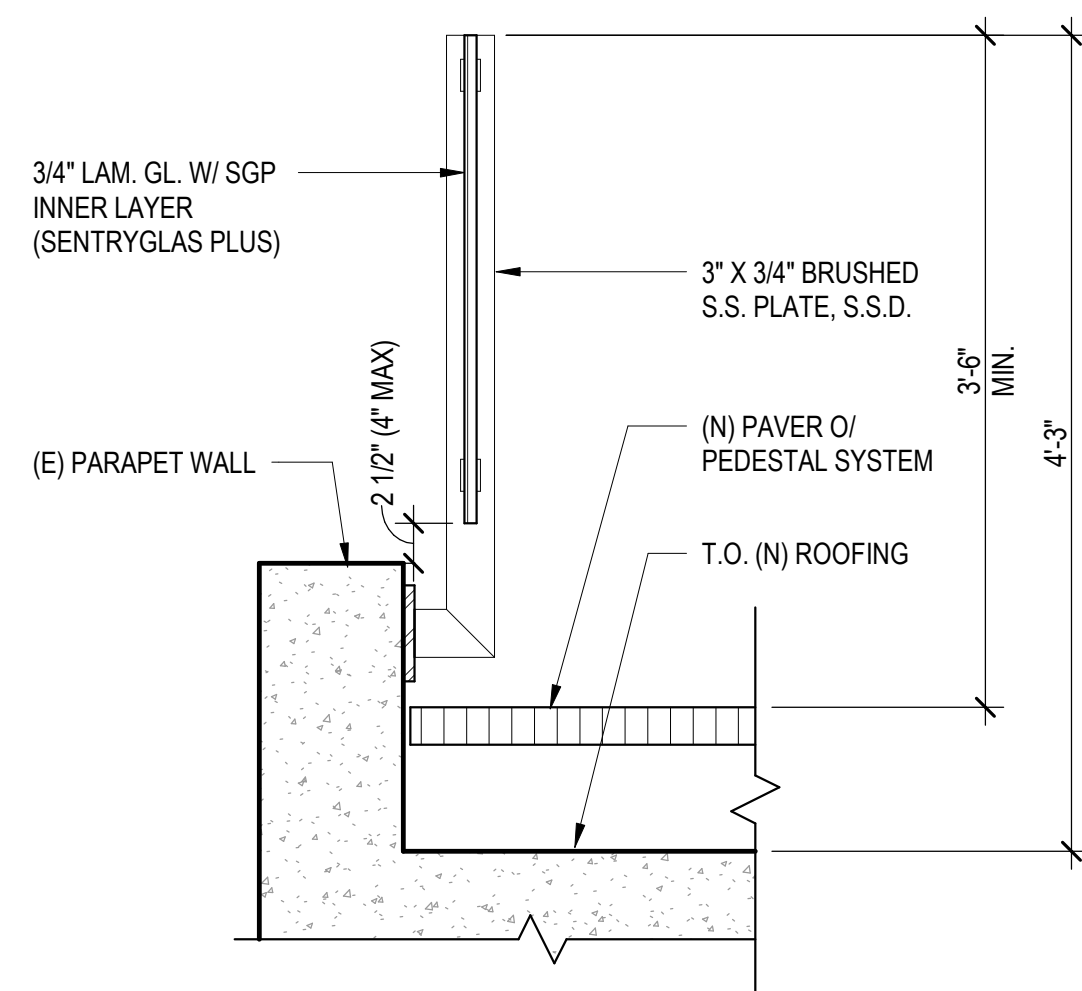
ELEVATOR MACHINE ROOM ENCLOSURE 11  
1 1/2" = 1'-0"



SECTION @ (N) ELEVATOR 3  
1/4" = 1'-0"



ENLARGED TYPICAL GUARD RAIL ELEVATION - PENTHOUSE 14  
1" = 1'-0"



GLASS GUARD RAIL SECTION 10  
1" = 1'-0"

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BUILDING  
SECTIONS &  
DETAILS

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A5.1

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ROOF DECK - GLASS RAILING



ROOF DECK - LIVEROOF MAXX



ROOF DECK - PAVERS - FIELD



ROOF DECK - PAVERS - HONEY



ROOF DECK - CANOPY

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MATERIALS  
BOARD

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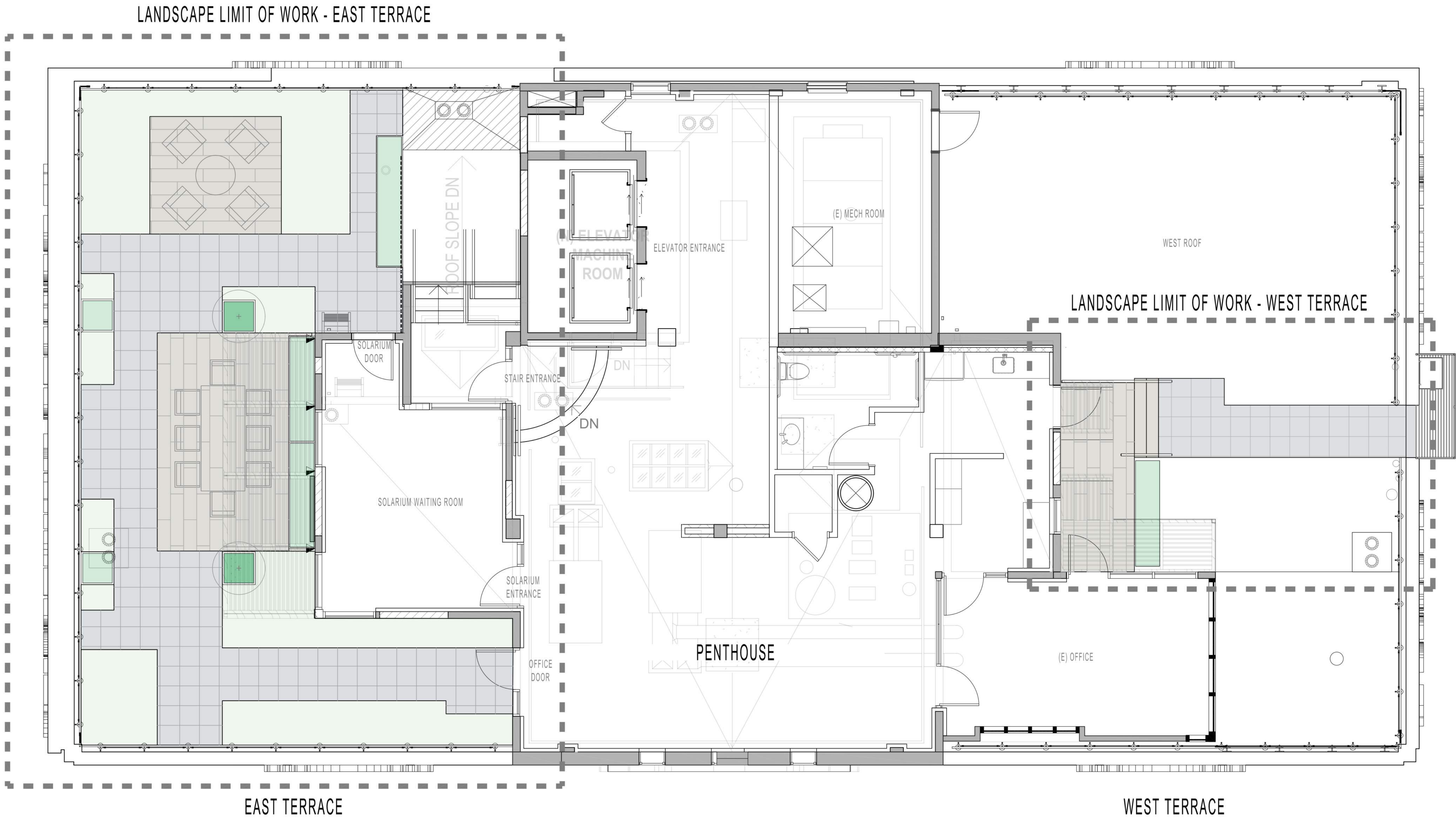
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SHEET INDEX

L-0	OVERALL SITE PLAN
L-1.1	CONSTRUCTION COORDINATION - EAST TERRACE
L-1.2	CONSTRUCTION COORDINATION - WEST TERRACE
L-2	ELECTRICAL & LIGHTING PLAN
L-3	IRRIGATION PLAN
L-4	CONSTRUCTION DETAILS
L-5	PLANTING PLAN & LEGEND
L-6	DRAINAGE PLAN



ABBREVIATIONS

S.A.D. - SEE ARCHITECT DRAWINGS  
S.C.D. - SEE CIVIL DRAWINGS  
P.A. - PLANTING AREA  
TYP. - TYPICAL

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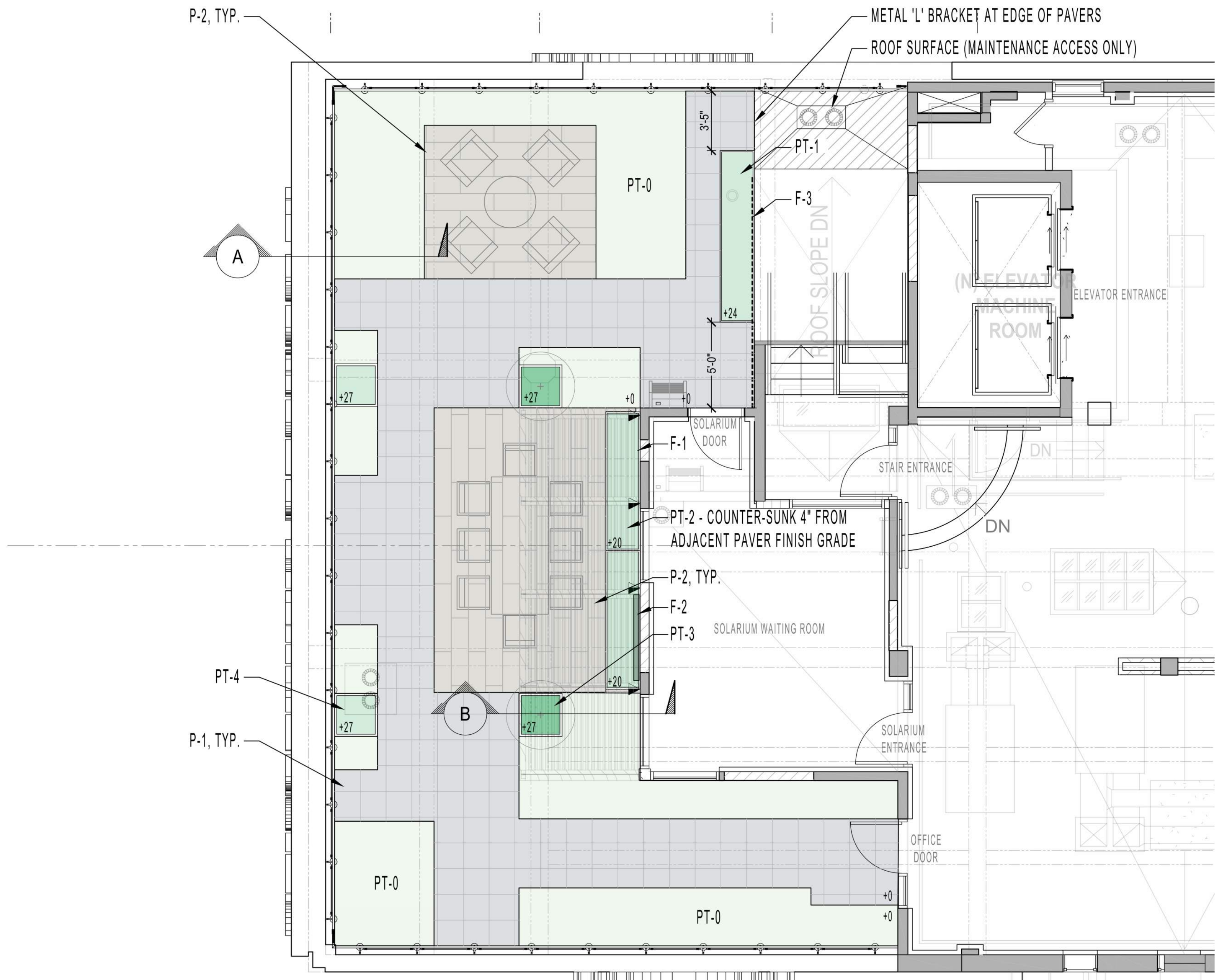
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**ROOF DECK -  
LANDSCAPE  
OVERALL SITE  
PLAN**

Scale: \_\_\_\_\_ Issue Date: 12/15/2021  
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Sheet: \_\_\_\_\_ of 31

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LANDSCAPE MATERIALS SCHEDULE

PAVING	DESCRIPTION	MODEL / MFGR	FORMAT	COLOR
P-1	PORCELAIN PAVERS - 'FIELD'	'QUARTIZI 2.0' BY: BELGARD	30x120x2 cm, RUNNING BOND	TBD
P-2	PORCELAIN PAVERS - 'FAUX WOOD'	'NOON' BY: BELGARD	30x120x2 cm, RUNNING BOND	'HONEY'

- NOTES:
1. ALL PAVERS AND PAVES COLOR SELECTIONS ARE FOR DESIGN INTENT AND COORDINATION PURPOSES ONLY.
  2. CONTRACTOR TO PROVIDE PHYSICAL SAMPLES OF ALL MATERIALS FOR REVIEW AND FINAL SELECTION.
  3. BELGARD CONTACT: PAUL BORRELLI - SIERRA BUILDING PRODUCTS - PH: 209-851-5736.

PLANTER POTS	DESCRIPTION	MANUFACTURER / MODEL	COLOR	NOTES
PT-0	PLANTER TRAYS ON PEDESTAL SUPPORTS	LIVE-ROOF MAXX 8B	-	TRAYS OVER FOAM
PT-1	FRP 120"x24"x24" PLANTER	TOURNESOL / #WR-1202424	TBD	-
PT-2	FRP 96"x24"x24" PLANTER	TOURNESOL / #WR-962424	TBD	-
PT-3	FRP 30"x30"x27" PLANTER	TOURNESOL / #WR-3000F	TBD	FULL SOIL DEPTH, PLACED OVER STRUCTURAL BEAM
PT-4	FRP 30"x30"x27" PLANTER	TOURNESOL / #WR-3000F	TBD	WITH FOAM BLOCKING INSIDE PLANTER FOR 12" MAX SOIL DEPTH

- NOTES:
1. TOURNESOL CONTACT: RANA SEHRAI - TOURNESOL - PH: 925-286-1784.
  2. REFER TO DETAIL 1, SHEET L-4 FOR ALL PLANTER POT ASSEMBLY AND BUILD-UP INFORMATION.
  3. ALL PLANTERS TO BE PLUMBED FOR DRAINAGE AND IRRIGATION FROM BELOW.
  4. LIVE ROOF CONTACT : TIM HAWKINS - FLORASOURCE, LTD. - PH: 949-498-1131.

FEATURES

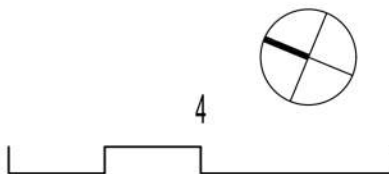
DESCRIPTION	NOTES
F-1	CANTILEVERED TRELLIS
F-2	OUTDOOR SCREEN
F-3	PERFORATED METAL PANELS - (4) 42' w X 96' h

- NOTES:
1. ALUMINUM / STEEL TRELLIS ATTACHED TO EXTERIOR FACE OF WALL - S.A.D.
  2. MOUNTED TO EXTERIOR FACE OF WALL - S.A.D. SCREEN TBD BY OWNER.
  3. ATTACHED TO EXTERIOR FACE OF SLOPING WALL / PLANTER - S.A.D. METAL PANEL DESIGN TO BE COORDINATED WITH PROJECT ARTIST. ALL STRUCTURAL AND MOUNTING ATTACHMENTS PER ARCHITECT.

SITE FURNISHINGS - MOVABLE

DESCRIPTION	NOTES
MEETING TABLE OUTDOORS CHAIRS	TBD PER OWNER
LOUNGE CHAIRS COFFEE TABLE	TBD PER OWNER

- NOTES:
1. TOTAL PENTHOUSE ROOF TERRACE AREA = 1,153 SF  
PENTHOUSE ROOF TERRACE PLANTER AREA = 433 SF  
TOTAL PENTHOUSE ROOF TERRACE ASSEMBLY AREA = 710 SF (735 SF MAX.)



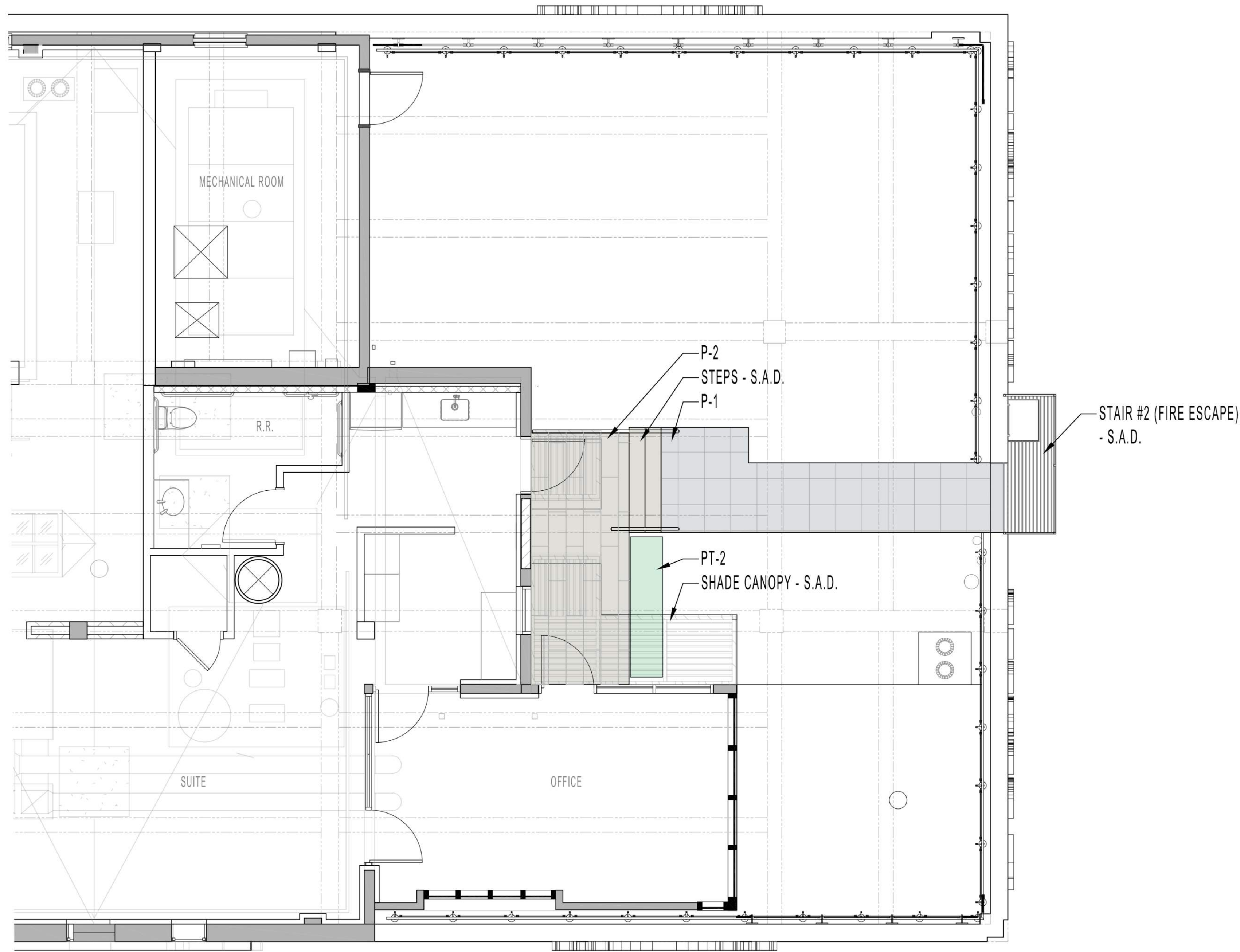
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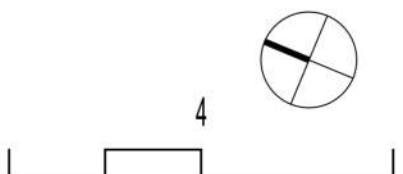
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ROOF DECK -  
LANDSCAPE  
PROPOSED  
PLAN - WEST  
TERRACE





SEE SHEET L-1.1 FOR ALL MATERIAL DESCRIPTIONS AND SPECIFICATIONS.



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**ROOF DECK -  
LANDSCAPE  
PROPOSED  
PLAN - WEST  
ROOF**

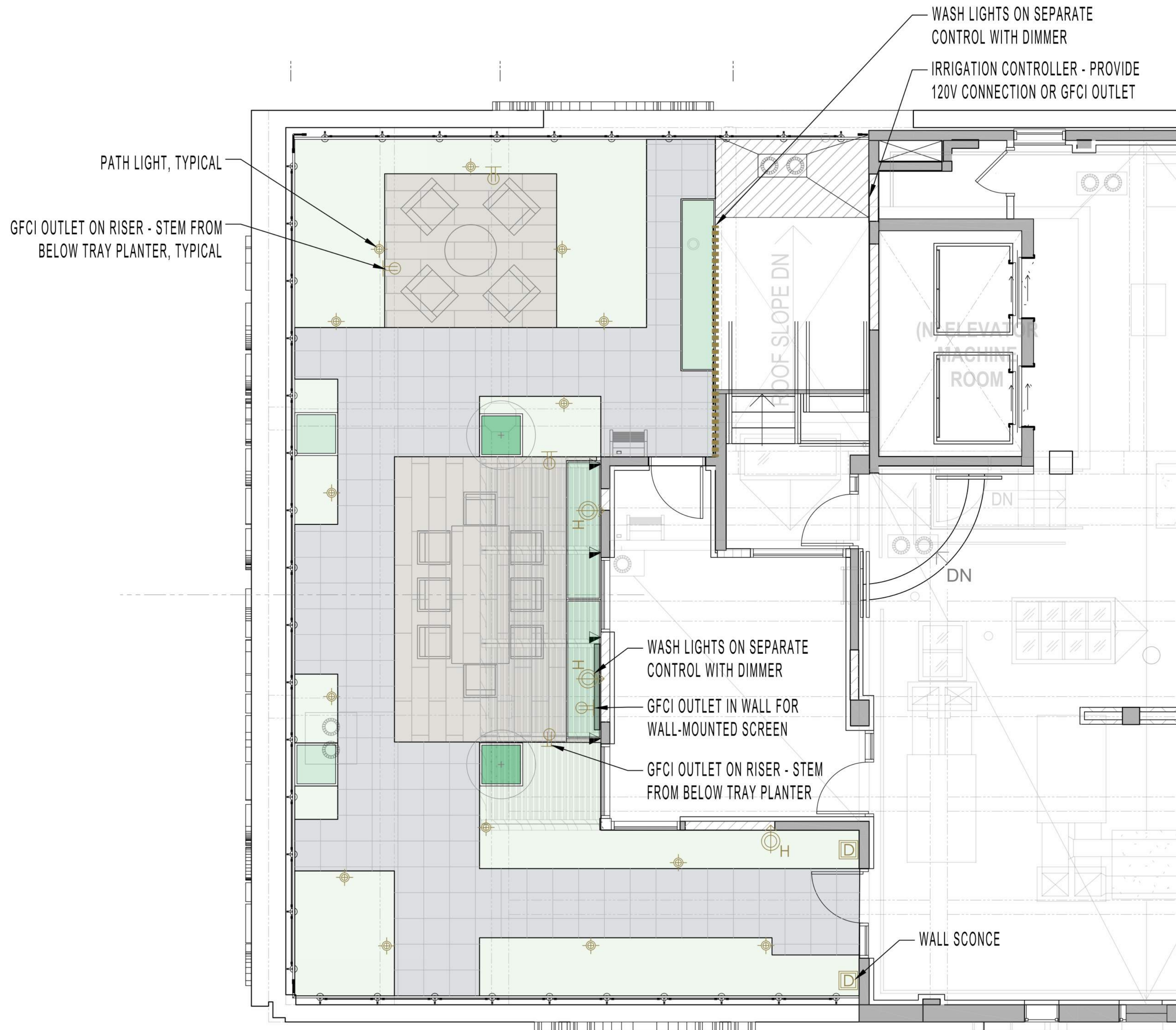
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LIGHTING SCHEDULE

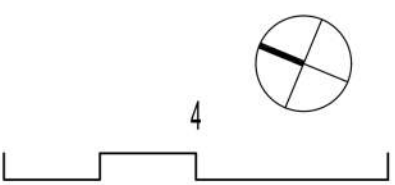
SYMBOL	DESCRIPTION	MFGR/MODEL	NOTES
	PATH LIGHT	BALANCE LED PATH LIGHT BY WAC	SEE FIXTURE CONCEPT IMAGE: LIGHT FIXTURE STEM TO BE SECURED BELOW PLANTER TRAY WITH SURFACE MOUNT FLANGE
	LIGHT STRIP	CUSTOM LED	SECURED TO BACK OF METAL PANELS. LAYOUT PENDING DESIGN & COORDINATION WITH PANEL FABRICATOR / DESIGNER.
	WASH LIGHT	LED BY FX LUMINARIE	LIGHT FIXTURE STEM TO BE SECURED BELOW PLANTER TRAY WITH SURFACE MOUNT FLANGE
	DOWN LIGHT / SCONCE (FIXED)		ATTACHED TO EXTERIOR BUILDING WALL. DESIGN INTENT IS FOR MOOD ACCENT / DECORATION ONLY - SEE FIXTURE CONCEPT IMAGE.
	EXTERIOR DUPLEX OUTLET (GFCI)		ON RISER, STEM FROM BELOW TRAY PLANTER, WITH WATERPROOF COVER - SEE ELECTRICAL ENGINEER'S DRAWINGS
	EXTERIOR DUPLEX OUTLET (GFCI)		ON RISER, STEM FROM BELOW TRAY PLANTER - SEE ELECTRICAL ENGINEER'S DRAWINGS

**NOTES:**  
1. LIGHTING PLAN IS CONCEPTUAL ONLY FOR DESIGN INTENT. REFER TO ELECTRICAL ENGINEER'S PLAN FOR CONDUIT ROUTING, WIRING DIAGRAM AND ELECTRICAL CALCULATIONS.

LIGHTING CONCEPT IMAGERY



**BALANCE** SINGLE LED PATH LIGHT  
6061



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**ROOF DECK -  
LANDSCAPE  
IRRIGATION  
PLAN**

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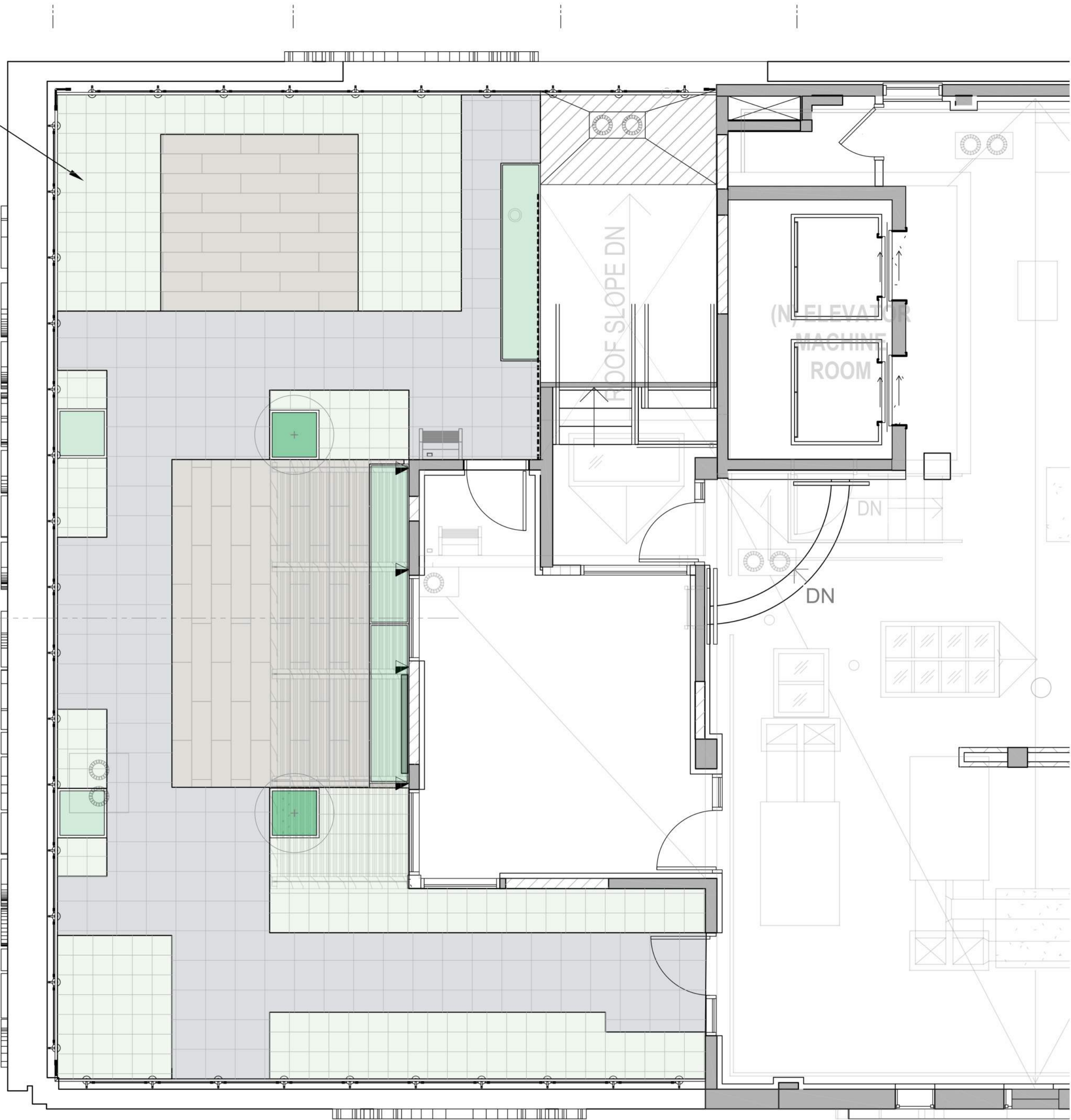
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APPROXIMATE SIZE OF 12" SQUARE  
LIVEROOF PLANTER TRAYS - FINAL  
LAYOUT BY LIVEROOF VENDOR



NOTES

PLANTING NOTES

1. PLANT SPECIES SELECTION AND LAYOUT TO BE PROVIDED BY LANDSCAPE ARCHITECT PENDING BUDGET APPROVAL.
2. VINES TO BE ATTACHED TO VERTICAL TRELLIS (F-1).

CONCEPT PLANTING PALETTE

SYMBOL	COMMON NAME / BOTANICAL NAME	SIZE	SPACING	WUCOLS	NOTES
P-1	Autumn Moor Grass <i>Sesleria autumnalis</i>	#1 Min.	PER PLAN	MODERATE	-
	Catmint <i>Nepeta x faassenii</i>	#1 Min.	PER PLAN	LOW	-
	Everbearing Strawberry <i>Fragaria</i> var. TBD	#1 Min.	PER PLAN	MODERATE	-
P-2	Japanese Forest Grass <i>Hakonechloa macra</i>	#1 Min.	PER PLAN	MODERATE	-
	Tassel Fern <i>Polystichum polyblepharum</i>	#1 Min.	PER PLAN	MODERATE	-
	Autumn Moor Grass <i>Sesleria autumnalis</i>	#1 Min.	PER PLAN	MODERATE	-
	Creeping Lily Turf <i>Liriope</i> var. TBD	#1 Min.	PER PLAN	MODERATE	-
P-3	Citrus - Lemon <i>Citrus 'Improved Meyer'</i>	24" Box	PER PLAN	MODERATE	-
	Everbearing Strawberry <i>Fragaria</i> var. TBD	4" Pots	PER PLAN	MODERATE	-
	Berkeley Sedge <i>Carex tumulicola</i>	4" Pots	PER PLAN	LOW	-
P-4	Boxwood Globe Topiary <i>Buxus</i> var. Sphere	#5 Min.	PER PLAN	MODERATE	-
	Tuscan Blue Rosemary <i>Rosmarinus officinalis 'Tuscan Blue'</i>	#5 Min.	PER PLAN	LOW	-
	Cranesbill Geranium <i>Geranium dalmaticum</i> var.	4" Pots	PER PLAN	MODERATE	-
	Berkeley Sedge <i>Carex tumulicola</i>	4" Pots	PER PLAN	LOW	-
TRAY PLANTERS					
P-0	California Fescue <i>Festuca californica</i>	Pre-planted Trays	PER PLAN	LOW	-
	Bush Germander <i>Teucrium x lucidrys</i>				
	Common Yarrow <i>Achillea millefolium</i>				
	Native Sage(s) <i>Salvia clevelandii, greggii, apiana, leucantha</i>				
	California Meadow Sedge <i>Carex pansa</i>				
VINES					
▲	Wild Rose <i>Rosa</i> var.	#5 Min.	PER PLAN	LOW	-
	Wisteria <i>Wisteria sinensis</i>	#5 Min.	PER PLAN	MODERATE	-
	Trumpet Vine <i>Distictis</i> spp.	#5 Min.	PER PLAN	MODERATE	-

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LANDSCAPE  
PLANTING PLAN

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