

EXISTING EASEMENT KEY

- ① 1992-0163284 - PRIVATE SEWER } PER APN 009-081-052 TITLE REPORT
- ② 1992-0163285 - ACCESS AND PARKING } PER APN 009-081-052 TITLE REPORT
- ③ 1992-0163286 - JOINT MAINTENANCE AGREEMENT }
- ④ PSDE - PER 339 MAPS, PAGES 15-16 }
- ⑤ 83-045541 - PT&T EASEMENT } PER APN 009-081-053 TITLE REPORT
- ⑥ 1993-0106576 - DRIVENWAY AND ACCESS }
- ⑦ 1993-0106575 - EASEMENT AND MAINTENANCE AGREEMENT } PER APN 009-063-019 TITLE REPORT

BENCH MARK

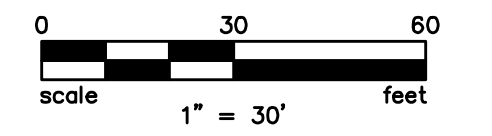
CP #22 ON NORTH WEST CORNER AT BROOKWOOD AVENUE AND SECOND STREET AT THE SOUTHWESTERLY CURB RETURN IN FRONT OF MAIL BOX.

ELEVATION 171.63 (ASSUMED)

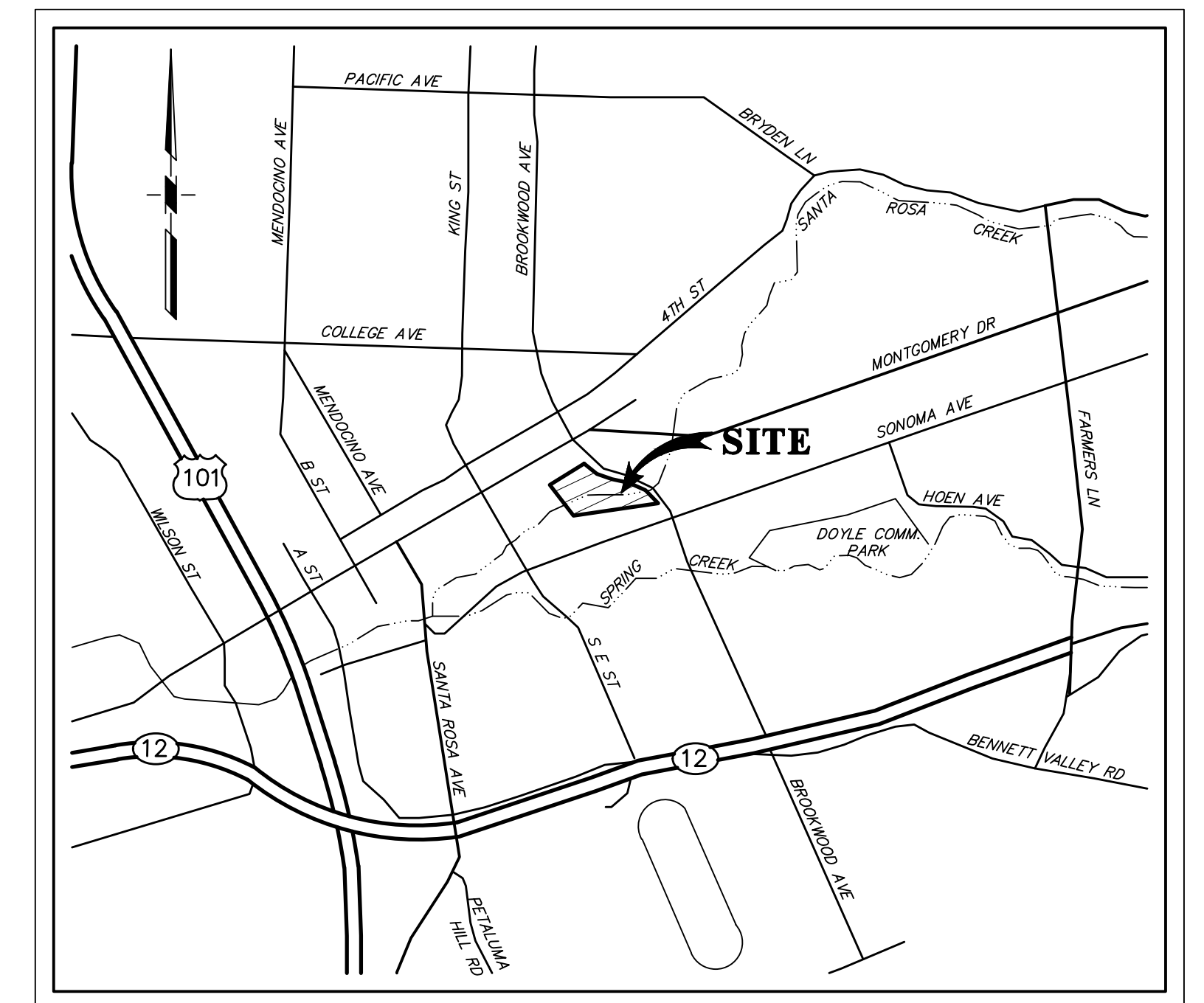
LEGEND

- PROPERTY BOUNDARY - - - - -
- EXISTING PROPERTY LINE - - - - -
- PROPOSED PROPERTY LINE - - - - -
- EXISTING EASEMENT LINE - - - - -
- PROPOSED EASEMENT LINE - - - - -
- DEDICATED RIGHT OF WAY [Hatched Box]
- PRIVATE STORM DRAIN EASEMENT PVT SDE
- PRIVATE SANITARY SEWER EASEMENT PVT SSE
- PUBLIC ACCESS EASEMENT PAE
- PUBLIC UTILITY EASEMENT PUE
- PUBLIC SIDEWALK ESMT SWE

SURVEY & EASEMENT MAP

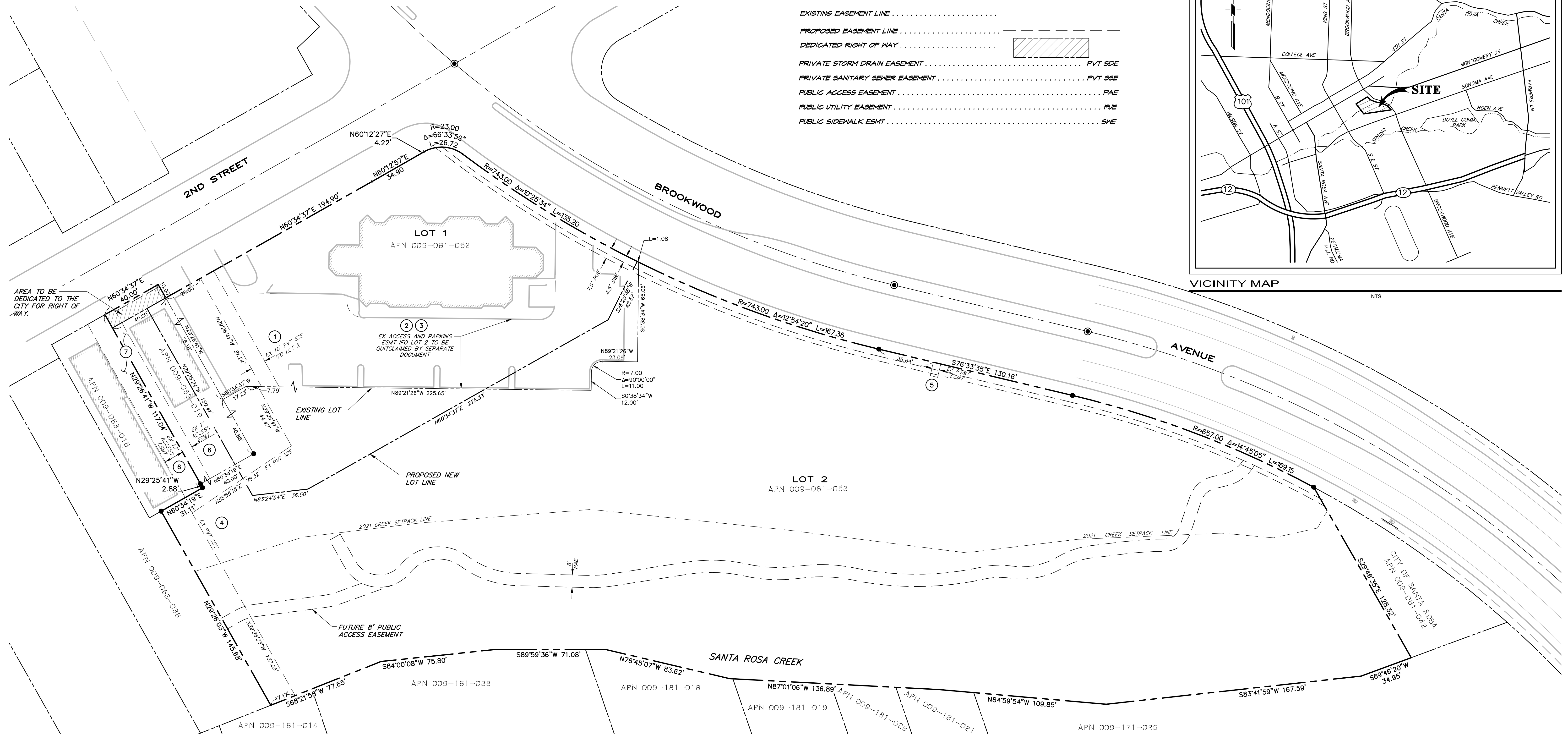


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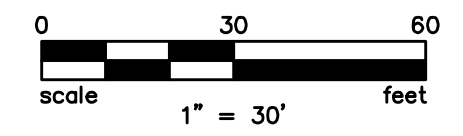


VICINITY MAP

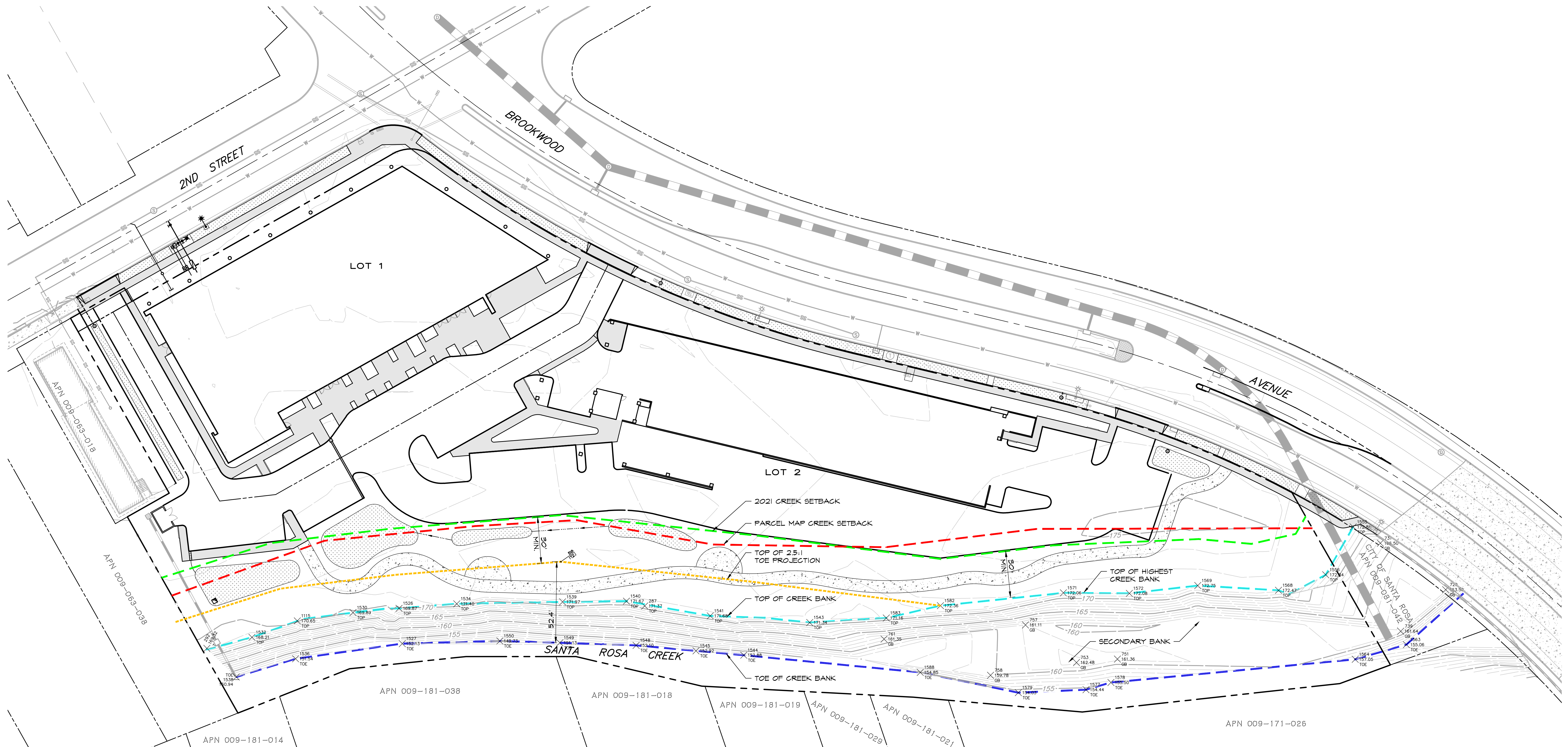
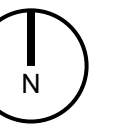
NTS



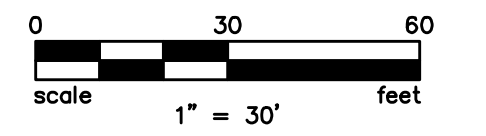
CREEK SETBACK MAP



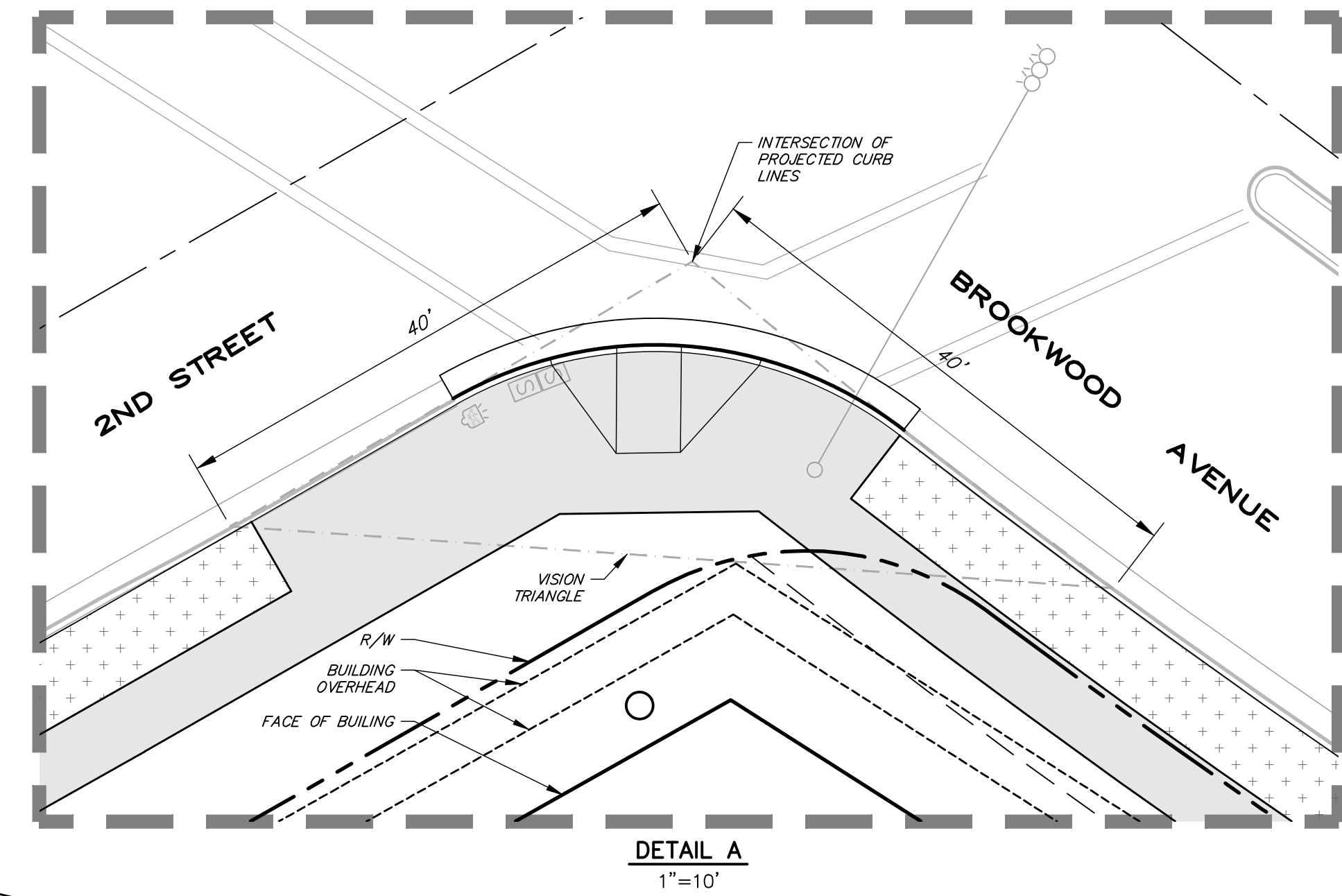
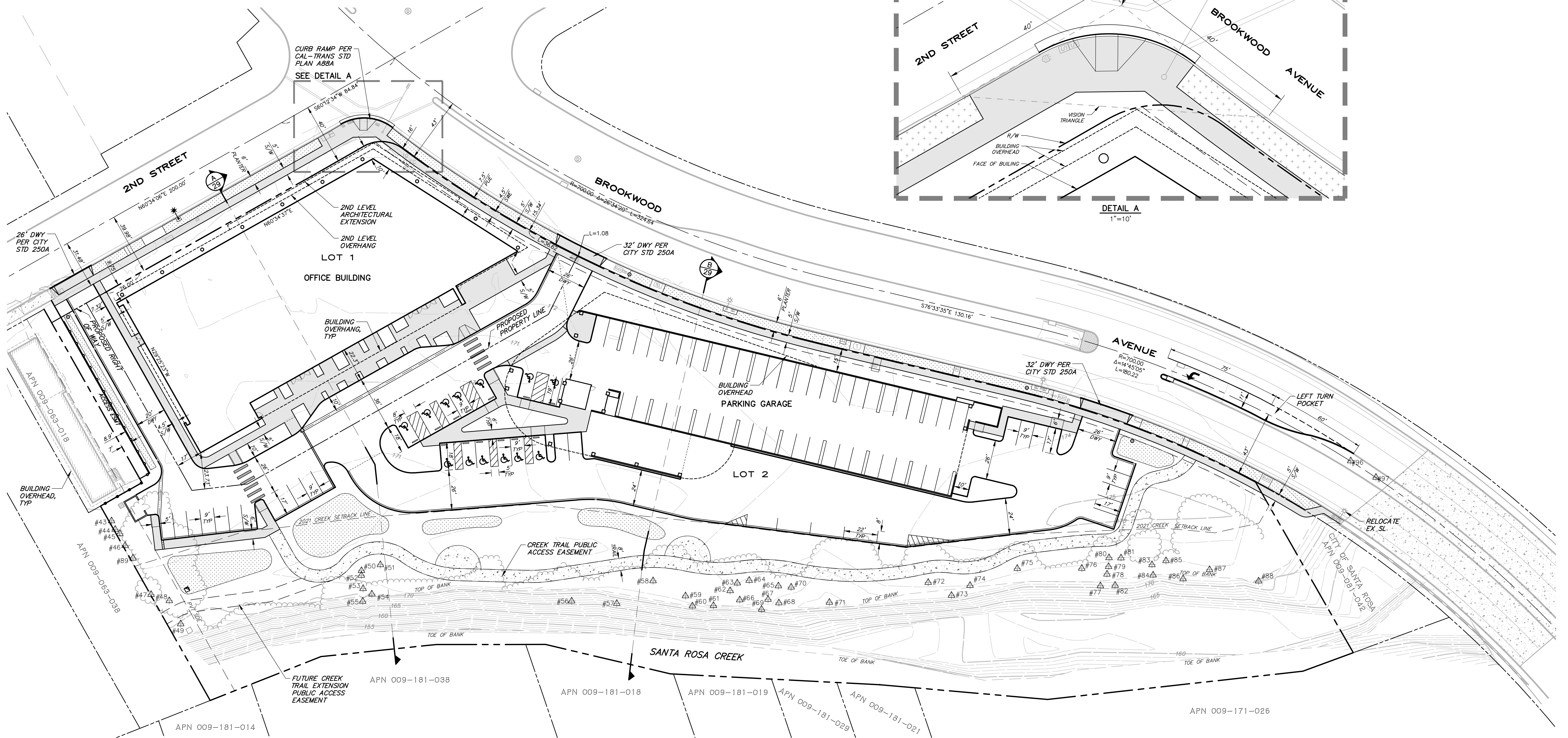
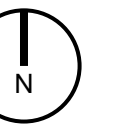
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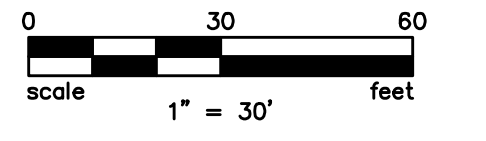
PRELIMINARY CIVIL SITE PLAN



SCALE: 1" = 30'-0"



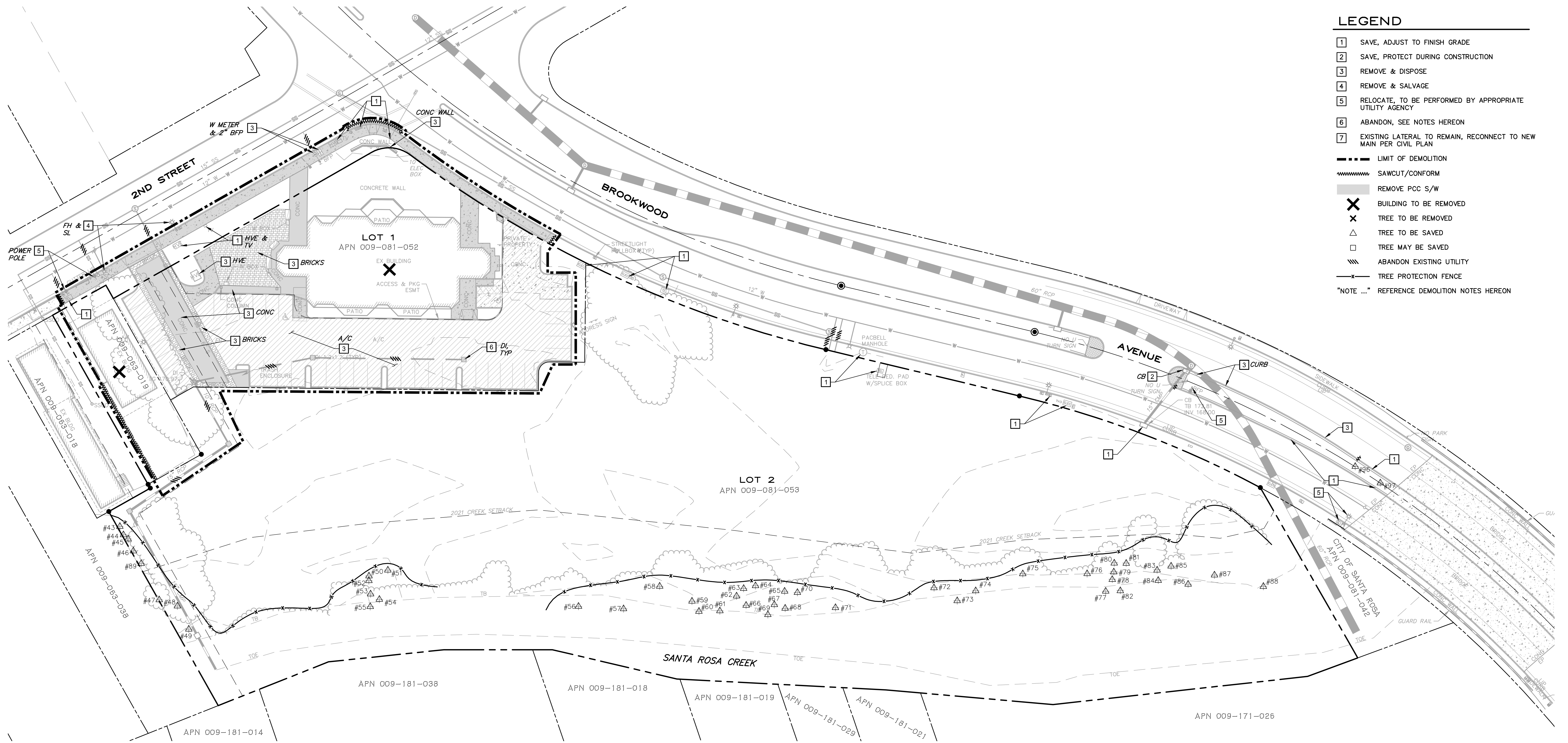
DEMOLITION PLAN



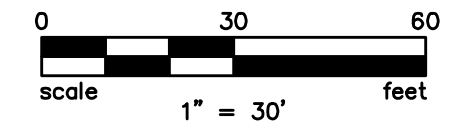
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LEGEND

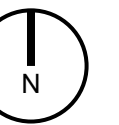
- 1 SAVE, ADJUST TO FINISH GRADE
 - 2 SAVE, PROTECT DURING CONSTRUCTION
 - 3 REMOVE & DISPOSE
 - 4 REMOVE & SALVAGE
 - 5 RELOCATE, TO BE PERFORMED BY APPROPRIATE UTILITY AGENCY
 - 6 ABANDON, SEE NOTES HEREON
 - 7 EXISTING LATERAL TO REMAIN, RECONNECT TO NEW MAIN PER CIVIL PLAN
-
- LIMIT OF DEMOLITION
 - SAWCUT/CONFORM
 - REMOVE PCC S/W
 - X BUILDING TO BE REMOVED
 - X TREE TO BE REMOVED
 - △ TREE TO BE SAVED
 - TREE MAY BE SAVED
 - ABANDON EXISTING UTILITY
 - TREE PROTECTION FENCE
 - "NOTE ..." REFERENCE DEMOLITION NOTES HEREON



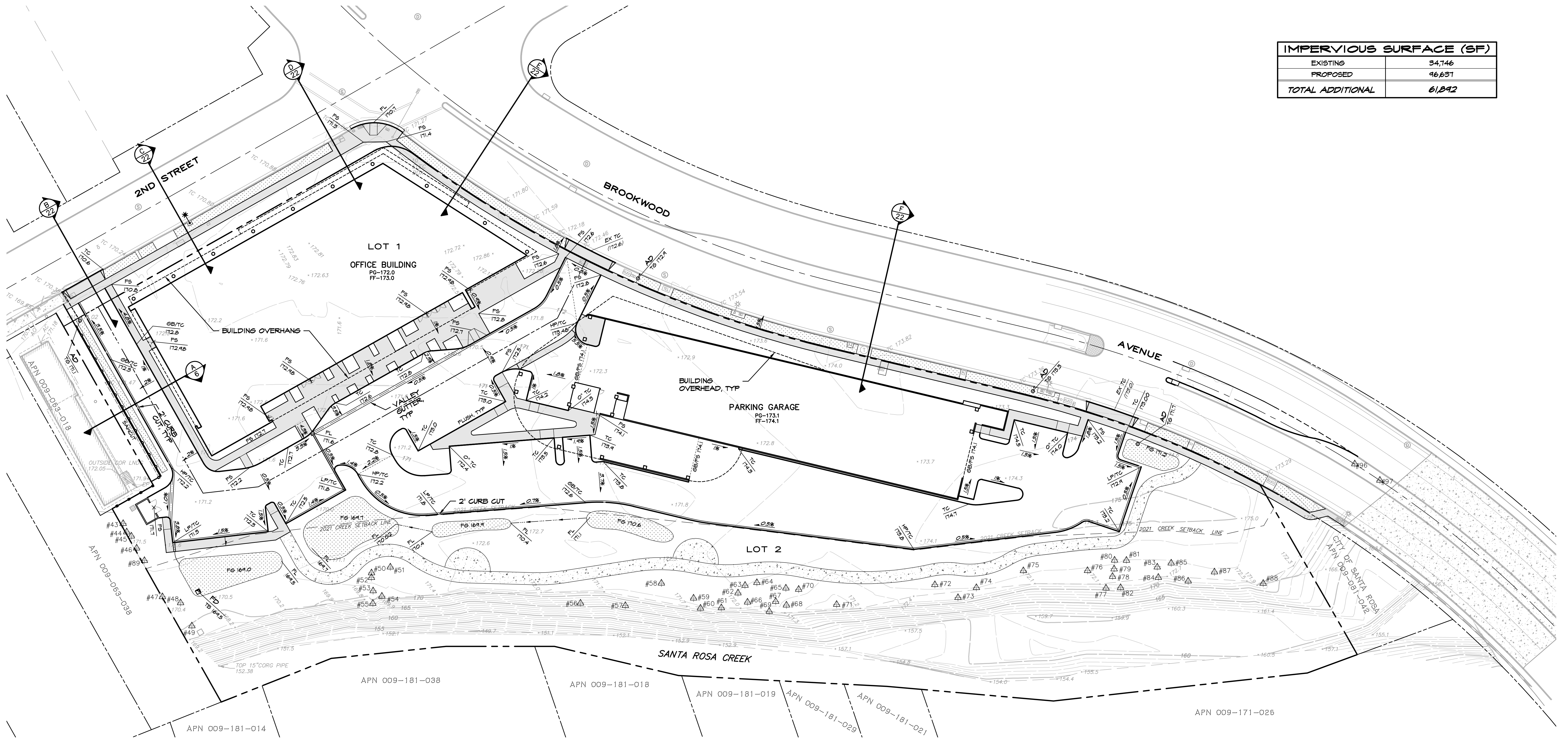
PRELIMINARY GRADING AND DRAINAGE PLAN



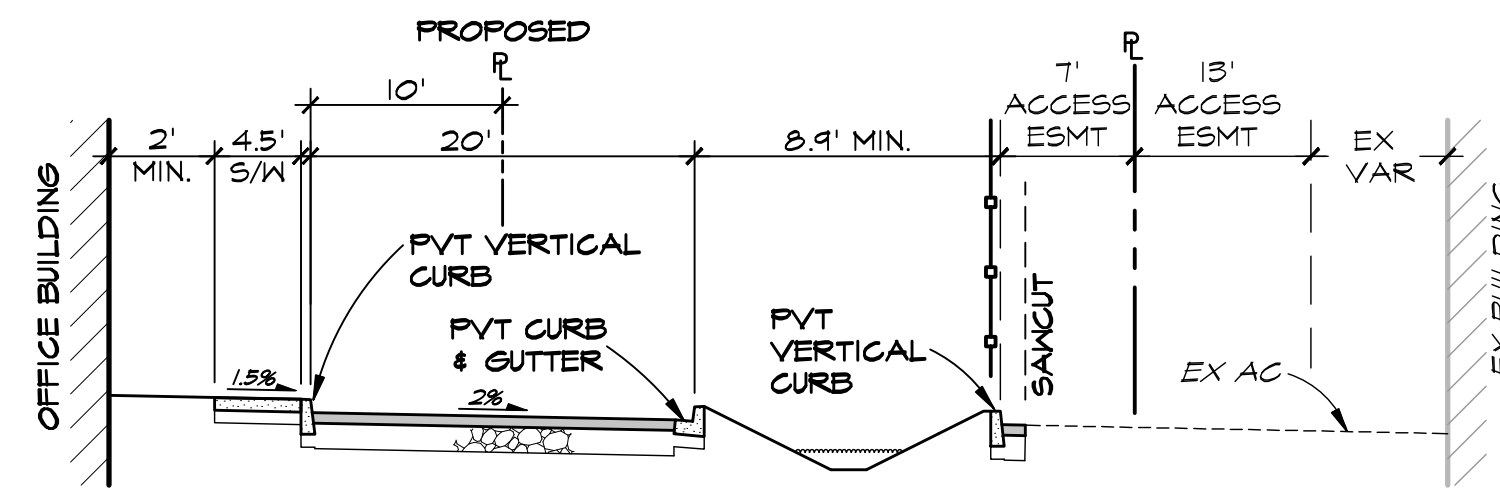
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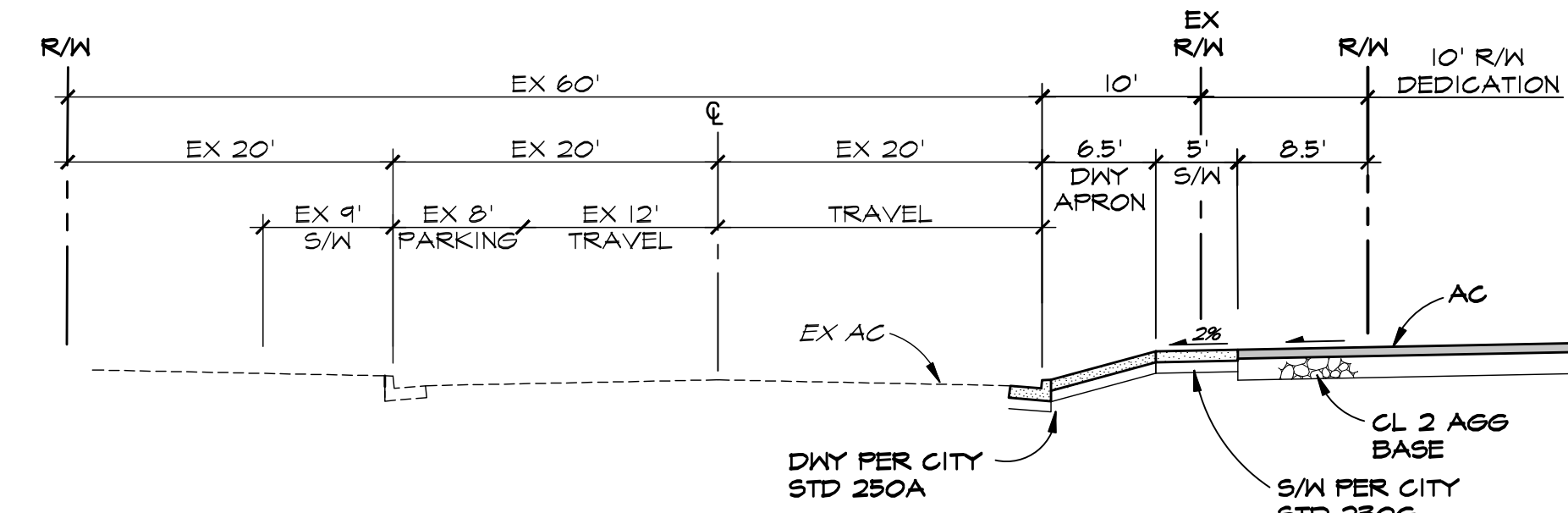
IMPERVIOUS SURFACE (SF)	
EXISTING	34,746
PROPOSED	46,631
TOTAL ADDITIONAL	61,892



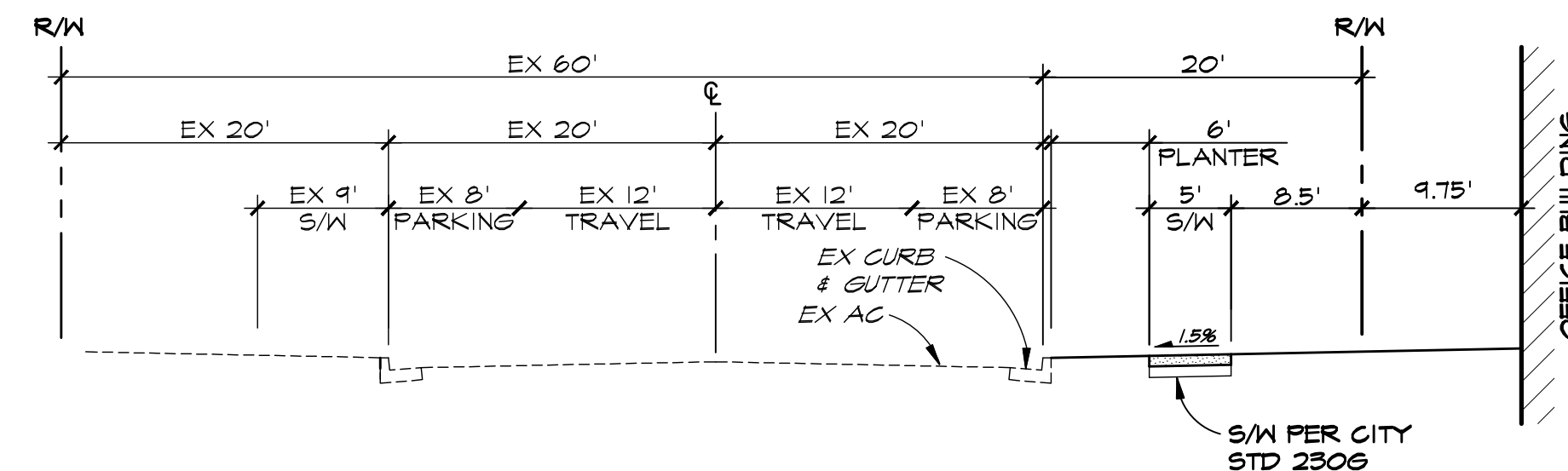
PRELIMINARY TYPICAL STREET SECTIONS



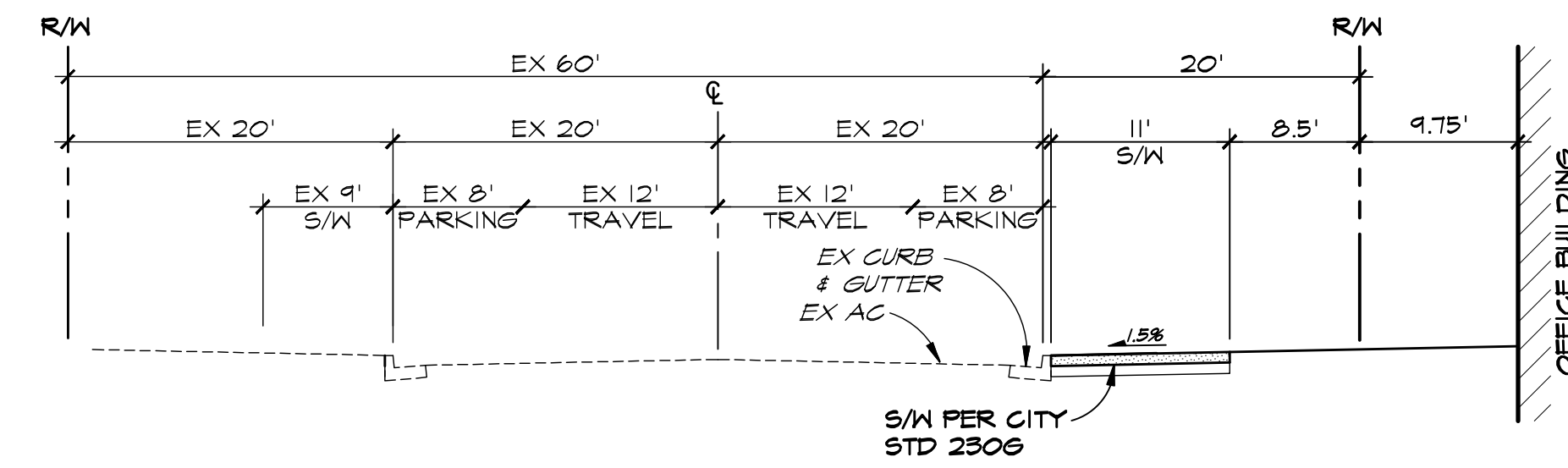
A 20' DRIVEWAY
NO SCALE



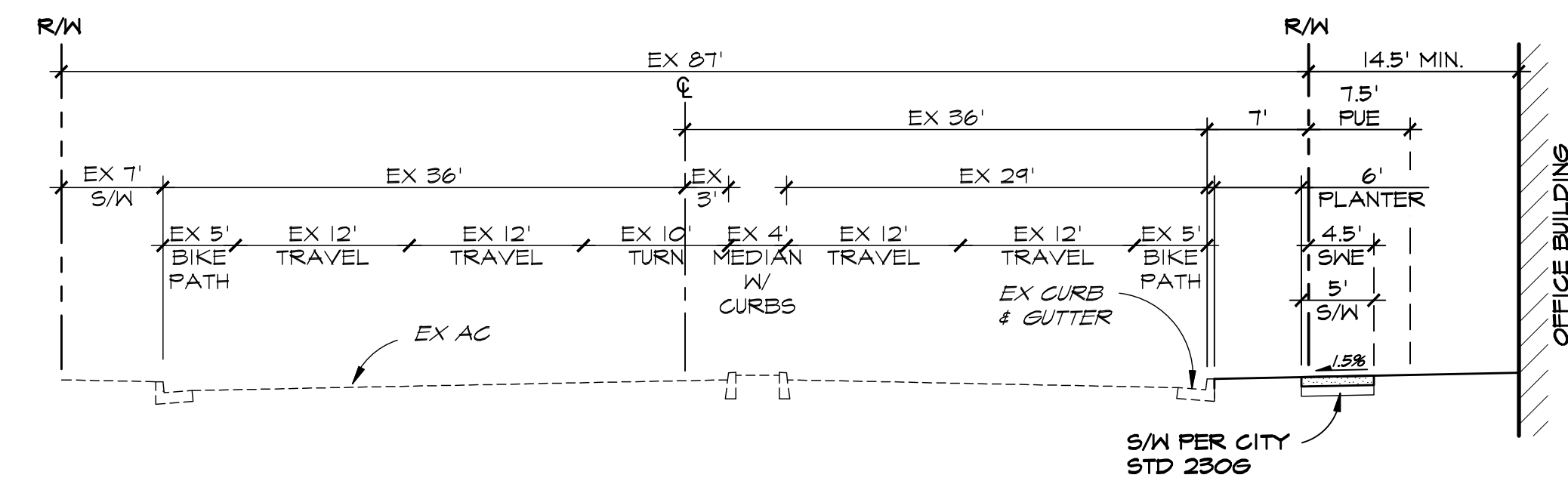
B 2ND STREET
NO SCALE



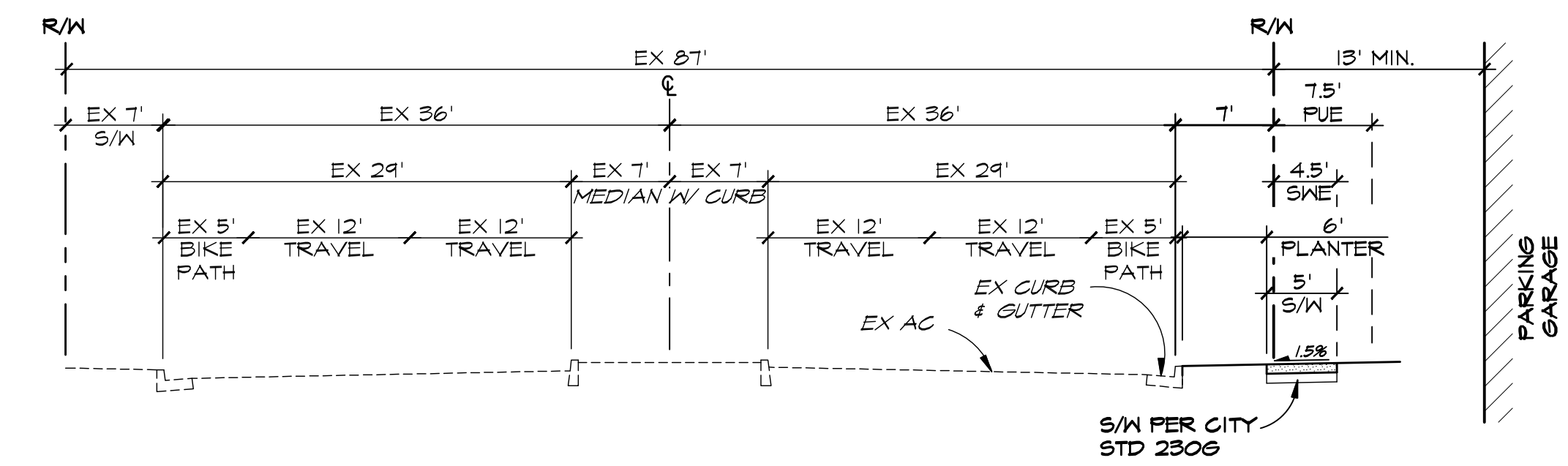
C 2ND STREET
NO SCALE



D 2ND STREET
NO SCALE

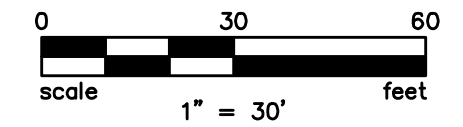


E BROOKWOOD AVENUE
NO SCALE

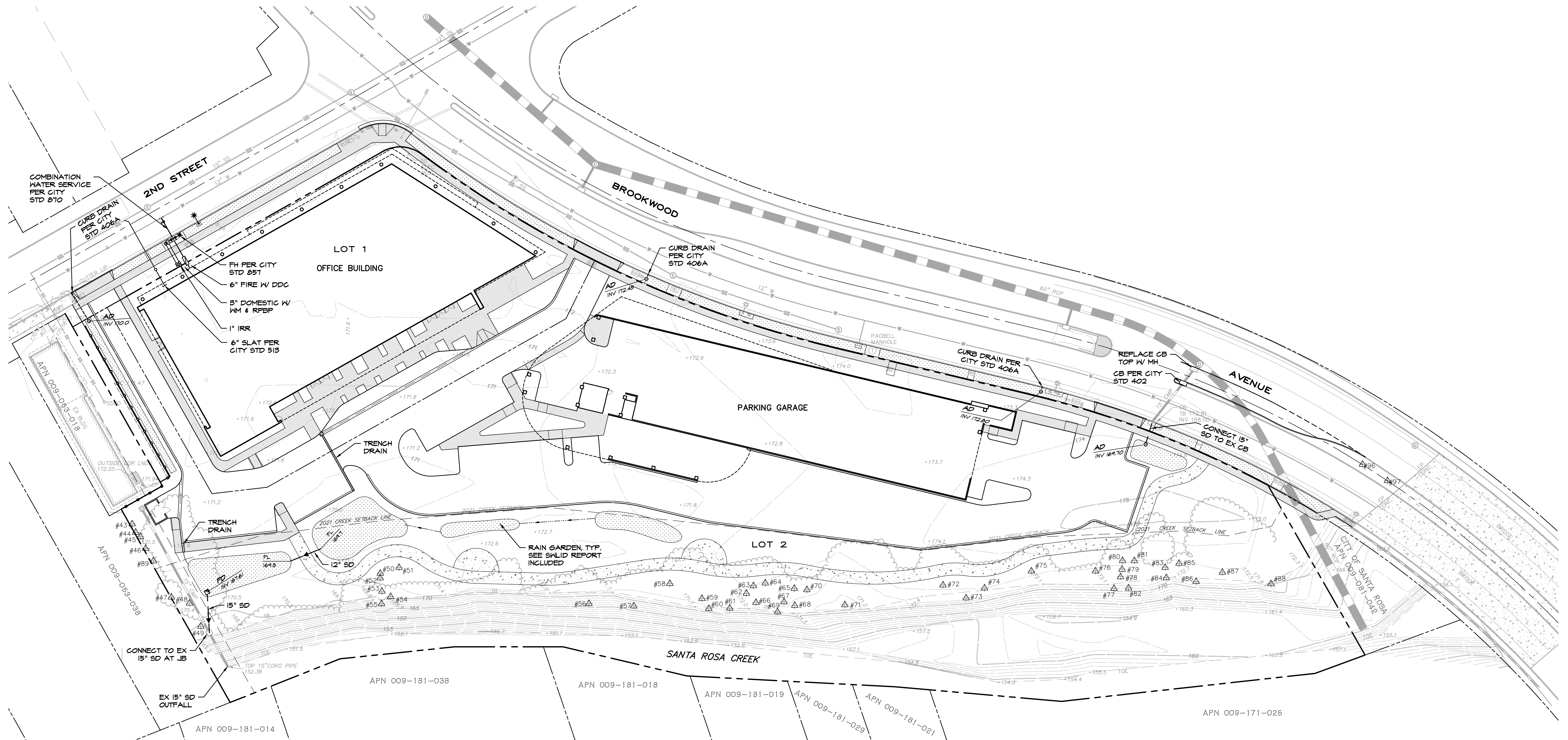
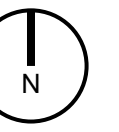


F BROOKWOOD AVENUE
NO SCALE

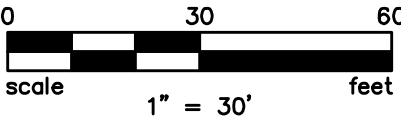
PRELIMINARY UTILITY PLAN



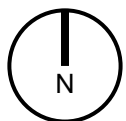
SCALE: 1" = 30'-0"



FLOOR AREA RATIO ANALYSIS

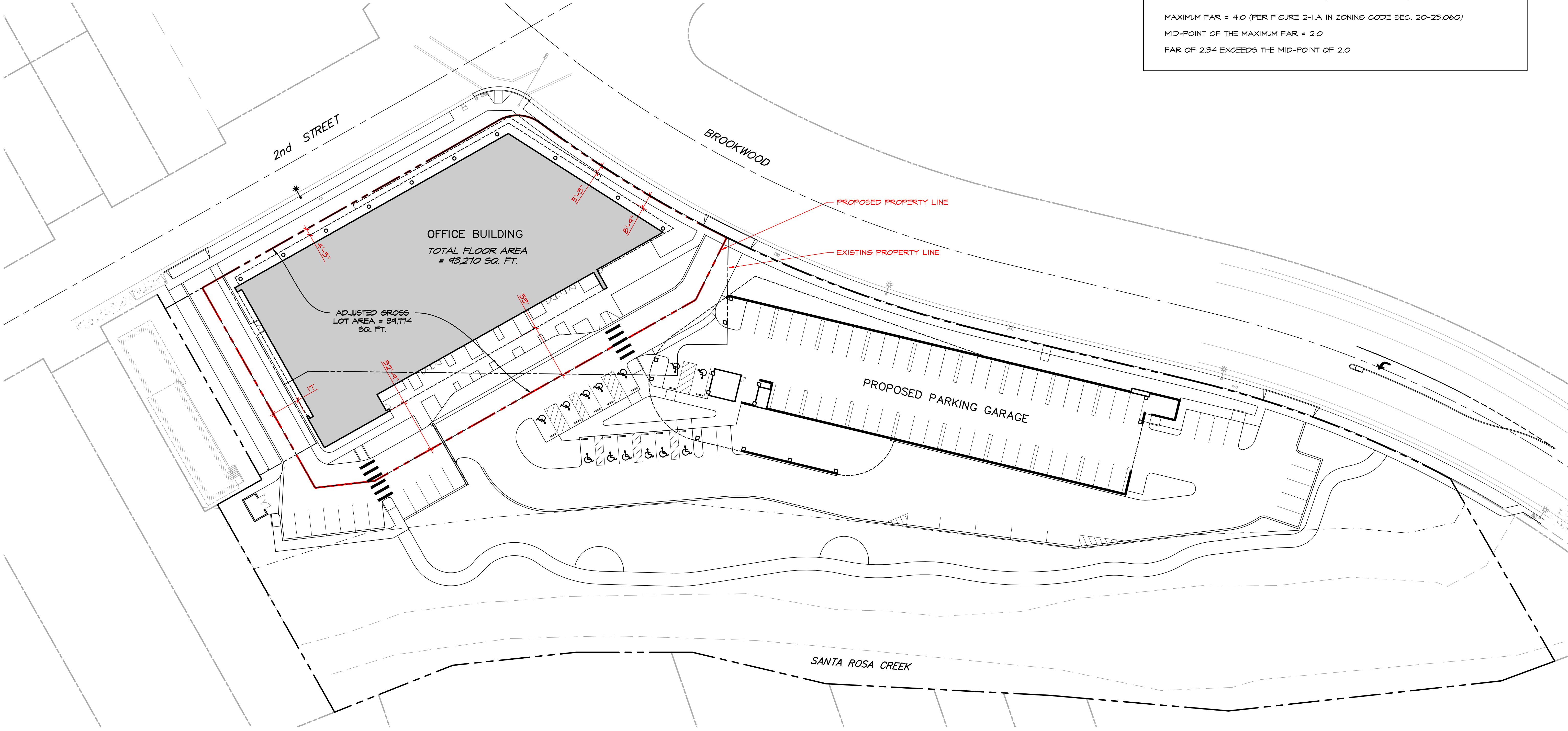


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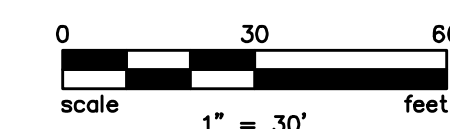


$$\text{FLOOR AREA RATIO (FAR)} = \frac{\text{TOTAL FLOOR AREA}}{\text{GROSS LOT AREA}} = \frac{93,270 \text{ SQ. FT.}}{34,714 \text{ SQ. FT.}} = 2.34 \text{ FAR}$$

MAXIMUM FAR = 4.0 (PER FIGURE 2-1.A IN ZONING CODE SEC. 20-23.060)
 MID-POINT OF THE MAXIMUM FAR = 2.0
 FAR OF 2.34 EXCEEDS THE MID-POINT OF 2.0



TREE MITIGATION PLAN



SCALE: 1" = 30'-0"

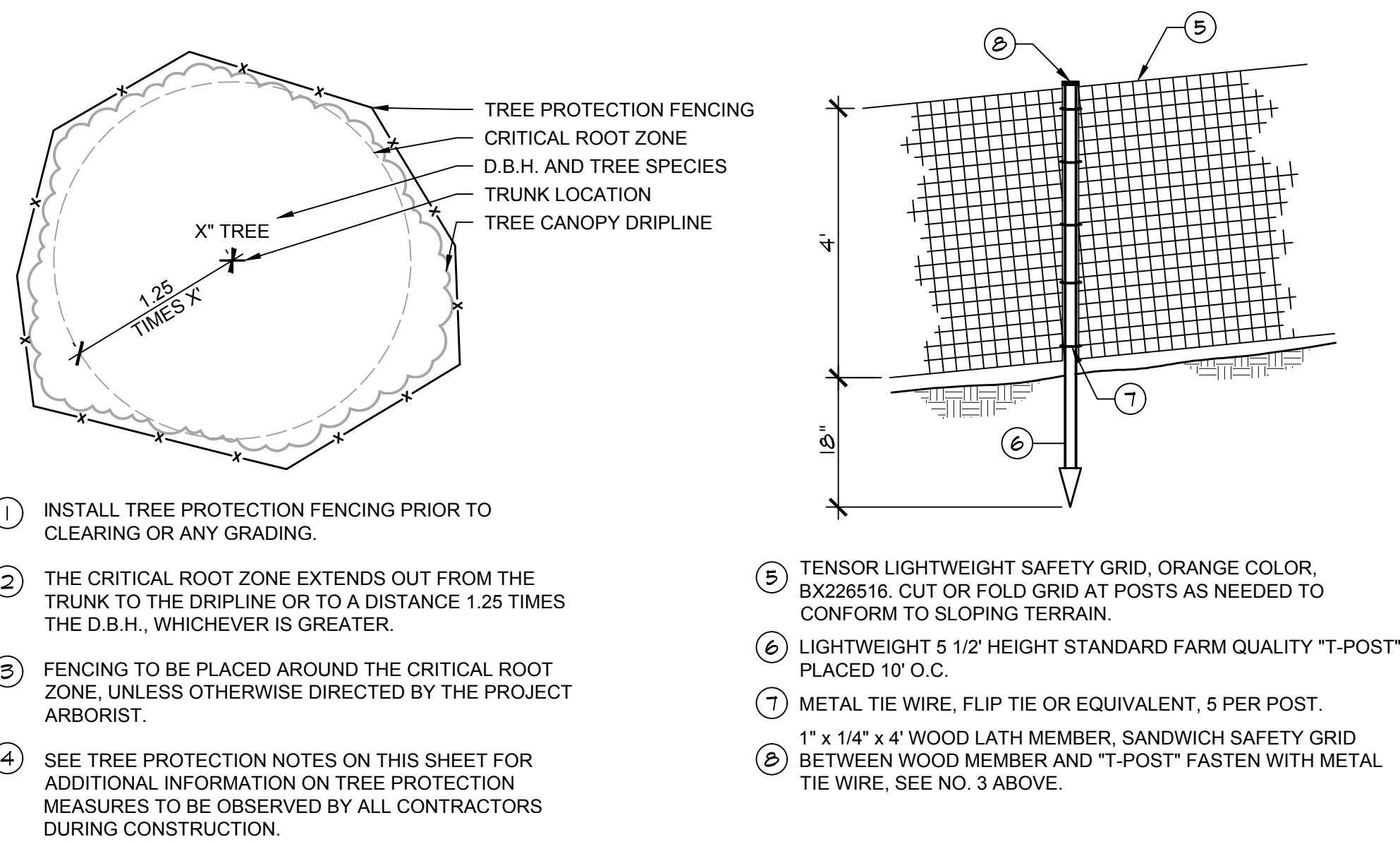


TREE MITIGATION SUMMARY

SYMBOL	BOTANICAL / COMMON NAME
	EXISTING TREES TO REMAIN AND BE PROTECTED
	EXISTING TREES TO BE REMOVED INCLUDED IN MITIGATION CALCULATION
	TREE PROTECTION FENCING

TOTAL DIAMETER TO BE REMOVED	520'
REQUIRED MITIGATION TREES (642'/6" * 2)	173

1. SEE "TREE MITIGATION TABULATION" AND DOCUMENTS FOR ADDITIONAL INFORMATION.
 2. MITIGATION VALUE IS EXPRESSED IN NUMBER OF 15 GALLON REPLACEMENT TREES REQUIRED, AT THE RATE OF (2) REPLACEMENT TREES FOR EACH 6" (OR FRACTION THEREOF) OF TRUNK CALIPER (DBH) OF TREES TO BE REMOVED PER SANTA ROSA DESIGN GUIDELINES, APPENDIX "A".



TREE PROTECTION MEASURES

1. PLASTIC OR CHAIN LINK TREE PROTECTION FENCING SHALL BE INSTALLED AT THE DRIPLINES OF TREES TO REMAIN (OR THE OUTER EDGE OF THE DRIPLINE OF GROUPS OF TREES). IF IT MUST BE REMOVED DURING CONSTRUCTION FOR ACCESS, IT SHALL BE REPLACED IMMEDIATELY AFTER WORK IS COMPLETED.
2. PRUNING SHOULD BE THE MINIMUM NECESSARY FOR HAZARD REDUCTION OR NECESSARY ACCESS (I.E. THE REMOVAL OF DEADWOOD 2" AND LARGER, ETC.), CLEARANCE, AND CROWN RESTORATION. IT SHOULD BE DONE BY TRAINED, QUALIFIED TREE WORKERS ACCORDING TO ISA PRUNING GUIDELINES, PRIOR TO CONSTRUCTION ACTIVITY AND FENCING.
3. WHERE TRENCHING, EXCAVATION, OR OTHER CONSTRUCTION MUST OCCUR WITHIN THE DRIPLINES OF PROTECTED TREES TO REMAIN, A MONITORING ARBORIST SHOULD BE NOTIFIED AHEAD OF THE WORK (24-48 HOURS) TO BE PRESENT DURING THE WORK. IF ANY ROOTS LARGER THAN 1" ARE ENCOUNTERED THAT CANNOT BE PRESERVED, THEY SHOULD BE CUT CLEANLY ACROSS THE FACE OF THE ROOT WITH A SHARP SAW. IF REQUIRED REMOVAL OF ROOTS MAY DESTABILIZE EXISTING TREES NEAR ROAD IMPROVEMENTS, MONITORING ARBORIST MAY REQUEST REMOVAL OF TREES TO REDUCE HAZARD. IF SUCH REMOVALS OCCUR, THEY WILL BE DOCUMENTED, AND MITIGATED AS PER ORDINANCE.
4. WHERE DRAINAGE SWALES OR UTILITIES MUST PASS WITHIN TREE DRIPLINES, THEY SHOULD BE HAND DUG OR EXCAVATED UNDER THE SUPERVISION OF AN ARBORIST. ROOTS 2"+ SHOULD BE PRESERVED WHERE POSSIBLE.
5. WOOD CHIP MULCH GENERATED FROM PRUNING SHOULD BE SPREAD UNDER PROTECTED TREES TO SERVE AS A PERMANENT TOP DRESSING AND MULCH. IT SHOULD BE AUGMENTED TO PROVIDE A 4" LAYER OF MULCH WITHIN THE DRIPLINES OF ALL TREES TO REMAIN WITHIN THE LIMITS OF CONSTRUCTION.
6. NO PARKING, STORAGE, OR DISPOSAL OF MATERIALS (SUCH AS CONCRETE SLURRY, PAINT, ETC.), OR OTHER CONSTRUCTION ACTIVITY SHALL OCCUR WITHIN DRIPLINES OF PROTECTED TREES TO REMAIN.

TREES TO BE REMOVED TABULATION

Tree #	DBH	Species	Diameter Removed (inches)	Status
1	14	Quercus agrifolia / Coast Live Oak	14	Remove
2	6	Malus sylvestris / Crabapple	EXEHP	Remove
3	14	Liriodendron tulipifera / Tulip Tree	14	Remove
4	30	Quercus agrifolia / Coast Live Oak	30	Remove
5	4,4,4,6,6	Cotoneaster spp. / Cotoneaster	24	Remove
6	15,16,20	Quercus lobata / Valley Oak	52	Remove
8	24	Quercus agrifolia / Coast Live Oak	24	Remove
9	10	Quercus lobata / Valley Oak	10	Remove
10	14,16	Pinus californiana / Flowering Pear	30	Remove
11	4,4,4,8	Pinus californiana / Flowering Pear	20	Remove
13	6,8,8	Pinus californiana / Flowering Pear	22	Remove
15	3	Acer palmatum / Japanese Maple	N/A (under 4")	Remove
16	10	Magnolia grandiflora / Southern Magnolia	10	Remove
17	10	Magnolia grandiflora / Southern Magnolia	10	Remove
18	2	Acer palmatum / Japanese Maple	N/A (under 4")	Remove
19	8	Magnolia grandiflora / Southern Magnolia	8	Remove
20	8	Magnolia grandiflora / Southern Magnolia	8	Remove
21	12	Magnolia grandiflora / Southern Magnolia	12	Remove
22	3	Acer palmatum / Japanese Maple	N/A (under 4")	Remove
23	8	Magnolia grandiflora / Southern Magnolia	8	Remove
24	10	Liriodendron tulipifera / Tulip Tree	10	Remove
25	12	Quercus agrifolia / Coast Live Oak	12	Remove
26	14	Liriodendron tulipifera / Tulip Tree	14	Remove
27	12	Liriodendron tulipifera / Tulip Tree	12	Remove
28	18	Liriodendron tulipifera / Tulip Tree	18	Remove
29	14	Platanus x acerifolia / London Plane	14	Remove
30	16	Liriodendron tulipifera / Tulip Tree	16	Remove
31	3	Acer palmatum / Japanese Maple	N/A (under 4")	Remove
32	2	Acer palmatum / Japanese Maple	N/A (under 4")	Remove
33	3	Acer palmatum / Japanese Maple	N/A (under 4")	Remove
34	14	Magnolia grandiflora / Southern Magnolia	14	Remove
35	18	Quercus agrifolia / Coast Live Oak	18	Remove
36	48	Cupressus macrocarpa / Monterey Cypress	EXEHP	Remove
37	30	Cupressus macrocarpa / Monterey Cypress	EXEHP	Remove
38	14	Cupressus macrocarpa / Monterey Cypress	EXEHP	Remove
39	26	Cupressus macrocarpa / Monterey Cypress	EXEHP	Remove
40	30	Cupressus macrocarpa / Monterey Cypress	EXEHP	Remove
42	6,18,24	Salix levigata / Red Willow	48	Remove
90	6	Pistacia chinensis / Chinese Pistache	6	Remove
91	6	Pistacia chinensis / Chinese Pistache	6	Remove
92	6	Pistacia chinensis / Chinese Pistache	6	Remove
93	6	Pistacia chinensis / Chinese Pistache	6	Remove
94	6	Pistacia chinensis / Chinese Pistache	6	Remove
95	6	Pistacia chinensis / Chinese Pistache	6	Remove

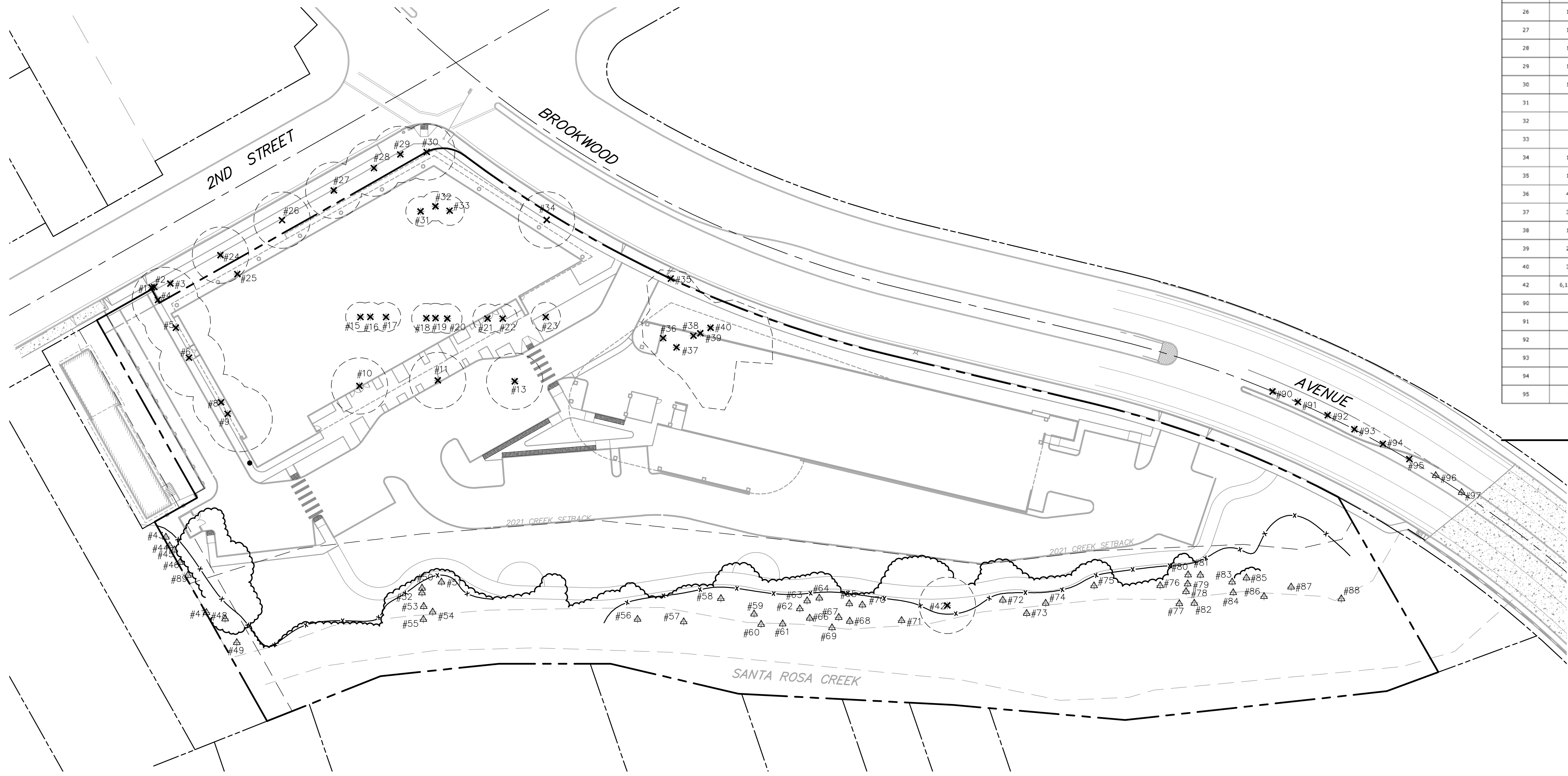
Total Required Mitigation Diameter: 508
 TOTAL REQUIRED MITIGATION TREES: 169
 Required Mitigation Trees = (Total/6") * 2 Trees per 6"

TREES TO BE PRESERVED TABULATION

Tree #	DBH	Species	Diameter Removed (inches)	Status
43	14	Quercus agrifolia / Coast Live Oak	0	Preserve
44	16,12,10	Quercus lobata / Valley Oak	0	Preserve
45	6	Acer negundo / Box Elder	0	Preserve
46	6	Quercus agrifolia / Coast Live Oak	0	Preserve
47	30	Quercus agrifolia / Coast Live Oak	0	Preserve
48	8	Salix levigata / Red Willow	0	Preserve
49	12	Salix levigata / Red Willow	0	Preserve
50	12	Quercus agrifolia / Coast Live Oak	0	Preserve
51	10,12	Quercus agrifolia / Coast Live Oak	0	Preserve
52	6	Quercus agrifolia / Coast Live Oak	0	Preserve
53	14	Umbellularia californica / California Laurel	0	Preserve
54	8	Acer negundo / Box Elder	0	Preserve
55	6	Quercus lobata / Valley Oak	0	Preserve
56	24	Juglans hindsii / California Black Walnut	0	Preserve
57	14	Juglans hindsii / California Black Walnut	0	Preserve
58	14,20	Quercus lobata / Valley Oak	0	Preserve
59	16	Quercus agrifolia / Coast Live Oak	0	Preserve
60	12	Quercus agrifolia / Coast Live Oak	0	Preserve
61	22	Quercus agrifolia / Coast Live Oak	0	Preserve
62	6,8	Quercus agrifolia / Coast Live Oak	0	Preserve
63	12	Juglans hindsii / California Black Walnut	0	Preserve
64	14	Juglans hindsii / California Black Walnut	0	Preserve
65	17	Quercus agrifolia / Coast Live Oak	0	Preserve
66	10	Quercus agrifolia / Coast Live Oak	0	Preserve
67	2,5	Umbellularia californica / California Laurel	0	Preserve
68	24	Salix levigata / Red Willow	0	Preserve
69	6,8	Salix levigata / Red Willow	0	Preserve
70	14	Juglans hindsii / California Black Walnut	0	Preserve
71	4,6	Salix levigata / Red Willow	0	Preserve
72	30	Juglans hindsii / California Black Walnut	0	Preserve
73	6	Salix levigata / Red Willow	0	Preserve
74	6	Salix levigata / Red Willow	0	Preserve
75	18	Acer negundo / Box Elder	0	Preserve
76	24	Salix levigata / Red Willow	0	Preserve
77	12	Salix levigata / Red Willow	0	Preserve
78	12	Salix levigata / Red Willow	0	Preserve
79	12	Salix levigata / Red Willow	0	Preserve
80	19	Juglans hindsii / California Black Walnut	0	Preserve
81	12	Salix levigata / Red Willow	0	Preserve
82	12	Salix levigata / Red Willow	0	Preserve
83	14	Salix levigata / Red Willow	0	Preserve
84	14	Salix levigata / Red Willow	0	Preserve
85	16	Acer negundo / Box Elder	0	Preserve
86	24,16	Juglans hindsii / California Black Walnut	0	Preserve
87	14	Juglans hindsii / California Black Walnut	0	Preserve
88	30	Juglans hindsii / California Black Walnut	0	Preserve
89	15	Quercus agrifolia / Coast Live Oak	0	Preserve
96	6	Pistacia chinensis / Chinese Pistache	6	Preserve
97	6	Pistacia chinensis / Chinese Pistache	6	Preserve

TREE PROTECTION FENCE

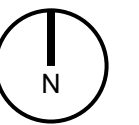
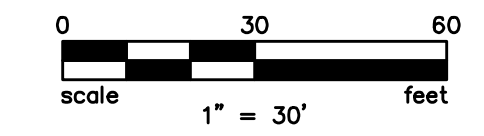
NO SCALE



REPLACEMENT TREES TABULATION

Quantity	Size	Mitigation Value per Tree	Botanical Name / Common Name	Replacement Trees Provided
13	24" box	3	Small, deciduous ornamental	39
2	24" box	3	Tall, narrow deciduous	6
10	24" box	3	Large, broadleaf evergreen	30
7	24" box	3	Medium, deciduous canopy	21
15	24" box	3	Canopy / street	45
12	24" box	3	Small, flowering accent	36

Total Replacement Trees: 177
 Total Required Mitigation Trees: 169
 Mitigation Deficit: 0
 In-Lieu Payment (\$100/tree): \$0



CONCEPTUAL DESIGN NOTES

1. ALL UN-PAVED AREAS AND LANDSCAPE AREAS, EXCEPT LAWNS, SHALL BE TOP-DRESSED WITH A MINIMUM 3" LAYER OF ORGANIC MULCH.
2. STREET TREES SHALL BE INSTALLED PER CITY STANDARDS.
3. ALL TREES PLANTED WITHIN 4' OF BUILDINGS, WALL, CURBS, OR PAVEMENTS WILL BE INSTALLED WITH ROOT BARRIERS.
4. ALL TREES WILL BE PLANTED FROM 15 GALLON CONTAINERS, EXCEPT WHERE NOTED.
5. LANDSCAPE SHALL COMPLY WITH THE WATER EFFICIENT LANDSCAPE ORDINANCE.
6. A MINIMUM OF ONE FOOT DEPTH OF NON-MECHANICALLY COMPACTED SOIL SHALL BE AVAILABLE FOR WATER ABSORPTION AND ROOT GROWTH IN PLANTED AREAS. RIP AND/OR ROTOTILL AS NEEDED.

IRRIGATION CONCEPT STATEMENT

1. ALL PLANTINGS SHALL BE IRRIGATED BY AN AUTOMATIC, WATER CONSERVING IRRIGATION SYSTEM, DESIGNED AND INSTALLED TO MEET THE REQUIREMENTS OF SANTA ROSA'S WATER EFFICIENT LANDSCAPE ORDINANCE (W.E.L.O.).
2. IRRIGATION SYSTEM SHALL BE DIVIDED INTO DISTINCT "HYDROZONES" BASED ON PLANT WATER USE REQUIREMENTS, SOLAR EXPOSURES, AND APPLICATION TYPE.
3. AN IRRIGATION SUBMETER WILL BE INCLUDED IN THE SYSTEM.
4. TREES IRRIGATION SHALL BE CONTROLLED BY A DEDICATED VALVE, SEPARATE FROM SHRUBS AND GROUND COVERS.
5. TREES WILL BE IRRIGATED WITH POINT-SOURCE, BUBBLER DISTRIBUTION DEVICES.
6. SHRUBS AND GROUND COVER PLANTINGS WILL BE IRRIGATED BY POINT-SOURCE, DRIP DISTRIBUTION DEVICES.

KEY TO SITE FEATURES

- KEY: DESCRIPTION:
- A TRASH ENCLOSURE
 - B VINES ON "GREENSCREEN" METAL TRELLISES
 - C PERMEABLE STABILIZED AGGREGATE (OR SIMILAR) PATHWAY
 - D PICNIC / SEATING AREA
 - E PLANTING AREAS IN ENTRY PLAZA
 - F BIORETENTION SWALE

TREE LEGEND

KEY:	DESCRIPTION:	SIZE:	WATER SPACING:
(Pink circle)	SMALL FLOWERING ACCENT TREES CERCIS OCCIDENTALIS, STD. / WESTERN REDBUD LAGERSTROEMIA HYBRIDS / CRAPE MYRTLES	24" BOX	V. LOW
(Green circle)	CANOPY / STREET TREES* QUERCUS SUBER / CORK OAK ACER FREEMANII / AUTUMN BLAZE MAPLE	24" BOX	LOW MOD
(Large green circle)	MEDIUM DECIDUOUS CANOPY TREES QUERCUS LOBATA / VALLEY OAK PISTACIA CHINENSIS / CHINESE PISTACHE	24" BOX	LOW LOW
(Large green circle)	LARGE BROADLEAF EVERGREEN TREES QUERCUS AGRIFOLIA / COAST LIVE OAK QUERCUS WISLIZENI / INTERIOR LIVE OAK	24" BOX	LOW V. LOW
(Tall green circle)	TALL NARROW DECIDUOUS, FALL COLOR* ACER RUBRUM 'ARMSTRONG'S' / ARMSTRONG MAPLE CARPINUS BETULUS 'FASTIGIATA' / PYRAMIDAL HORNBEAM	24" BOX	MOD MOD
(Small green circle)	SMALL DECIDUOUS ORNAMENTAL TREES ACER PALMATUM (GREEN VAR'S) / JAPANESE MAPLES	24" BOX	MOD

*THESE TREES ARE ON THE CITY OF SANTA ROSA APPROVED STREET TREE LIST AND ARE APPROVED FOR USE IN STORMWATER TREATMENT AREAS PER APPENDIX F OF THE L.I.D. MANUAL

UNDERSTORY PLANT MATERIALS

SYMBOL:	DESCRIPTION:	SIZE:	AVG. SPACING:	WATER USE:
(Small green circles)	PERENNIALS AND ACCENT PLANTINGS ACHILLEA 'MOONSHINE' / MOONSHINE YARROW EPILOBUM CANUM / CALIFORNIA FUCHSIA ERIGERON KARVINSKIANUS / SANTA BARBARA DAISY IRIS DOUGLASIANA / BEARDED IRIS MIMULUS 'JELLY BEAN GOLD' / MONKEY FLOWER PENSTEMON SPP., ETC. / PENSTEMON VAR. SALVIA SONOMENSIS, S. SPATHACEA, ETC. / SAGE VAR.	5 GAL.	3' O.C. 3' O.C. 3' O.C. 2' O.C. 2' O.C. 3' O.C. 4' O.C.	LOW LOW LOW LOW LOW LOW LOW
(Green squares)	BROADLEAF GROUNDCOVERS ARCTOSTAPHYLOS 'EMERALD CARPET' / MANZANITA BERBERIS MAHONIA A. REPENS / CREEPING GRAPE CORREA 'WYNN'S WONDER' / V. AUSTRALIAN FUCHSIA ROSMARINUS OFFICINALIS PROSTRATUS / ROSEMARY SEDUM REFLEXUM 'BLUE SPRUCE' / SEDUM	5 GAL.	6' O.C. 4' O.C. 5' O.C. 6' O.C. 12' O.C.	LOW LOW LOW LOW LOW
(Green rectangles)	ORNAMENTAL GRASSES CAREX DIVULSA, C. TUMULICOLA, ETC. / CAREX VAR. FESTUCA CALIFORNICA, F. RUBRA, ETC. / FESTUCA VAR. HELICTOTRICHON 'SAPPHIRE' / BLUE OAT GRASS MIMULUS AURANTIACUS / MONKEY FLOWER MUHLENBERGIA RIGENS / DEER GRASS PENNISETUM ALOPECUROIDES 'HAEMEL' / PENNISETUM	1 GAL.	3' O.C. 3' O.C. 3' O.C. 3' O.C. 2' O.C.	LOW LOW LOW LOW LOW
(Green squares)	BIORETENTION SWALE ARCTOSTAPHYLOS D. 'MCMINN' / MANZANITA EPILOBUM C. 'CALISTOGA' / CALIFORNIA FUCHSIA JUNCUS PATENS / GREY RUSH MIMULUS AURANTIACUS / MONKEY FLOWER MUHLENBERGIA DUBIA / PINE MUHLY	1 GAL.	3' O.C. 3' O.C. 2' O.C. 3' O.C. 2' O.C.	LOW LOW LOW LOW LOW
(Purple wavy lines)	VINES CAMPSIS RADICANS / TRUMPET CREEPER CLEMATIS SPP., ETC. / CLEMATIS VAR. MACFADYENA UNGUIS-CATI / CAT'S CLAW TRACHELOSPERMUM JASMINOIDES / STAR JASMINE	5 GAL.	10' O.C. 5' O.C. 25' O.C. 6' O.C.	LOW LOW / MOD LOW MOD
(Green circles)	HEDGES AND SCREEN PLANTINGS ARBUTUS U. 'OKTOBERFEST' / DWARF STRAWBERRY BERBERIS SPP., ETC. / BERBERIS VAR. NANDINA D. 'COMPACTA' / DWARF HEAVENLY BAMBOO RHAMNUS ALATERNUS / ITALIAN BUCKTHORN XYLOSMA CONGESTUM / SHINY XYLOSMA	5 GAL.	8' O.C. 4' O.C. 3' O.C. 8' O.C. 6' O.C.	LOW LOW LOW LOW LOW
(Green circles)	LANDSCAPE SHRUBS ARCTOSTAPHYLOS D. 'MCMINN' / MANZANITA BERBERIS SPP., ETC. / BERBERIS VAR. CALLISTEMON V. 'LITTLE JOHN' / D. BOTTLEBRUSH CEANOTHUS SPP., ETC. / CEANOTHUS VAR. CISTUS SPP., ETC. / CISTUS VAR. LOROPETALUM SPP. / LOROPETALUM VAR. RIBES SPP., ETC. / RIBES VAR. ROSMARINUS OFFICINALIS / ROSEMARY WESTRINGIA FRUTICOSA / COAST ROSEMARY	5 GAL.	6' O.C. 4' O.C. 4' O.C. 6' O.C. 3' O.C. 3' O.C. 6' O.C. 4' O.C. 4' O.C.	LOW LOW LOW LOW LOW LOW LOW LOW LOW
(Small green circles)	ACCENT PLANTS AGAVE SPP., ETC. / AGAVE VAR. ANIGOZANTHOS SPP., ETC. / KANGAROO PAW VAR. FERN SPP., ETC. / FERNS VAR. PHORMIUM CULTIVARS / NEW ZEALAND FLAX RIBES SPP., ETC. / RIBES VAR.	5 GAL.	3' O.C. 1' O.C. 4' O.C. 4' O.C. 6' O.C.	LOW LOW LOW LOW LOW

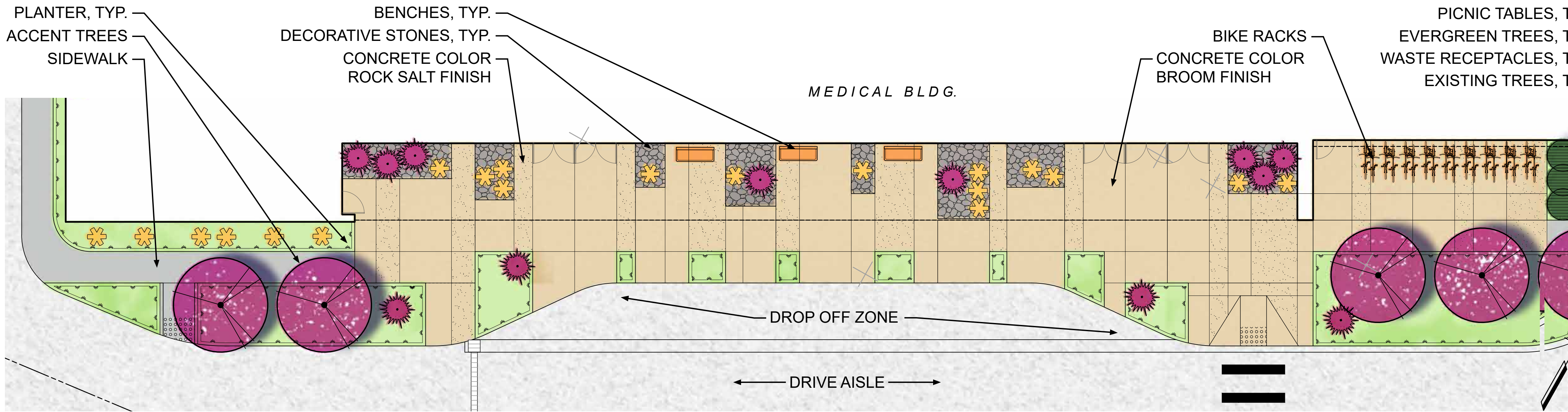
SITE LEGEND

- SYMBOL: DESCRIPTION:
- (Orange rectangle) BENCHES
 - (Table icon) PICNIC TABLES
 - (Dashed line) METAL FENCE
 - (Bike icon) BIKE RACKS
 - (Locker icon) BIKE LOCKERS
 - (Circle with X) TRASH, RECYCLING RECEPTACLES

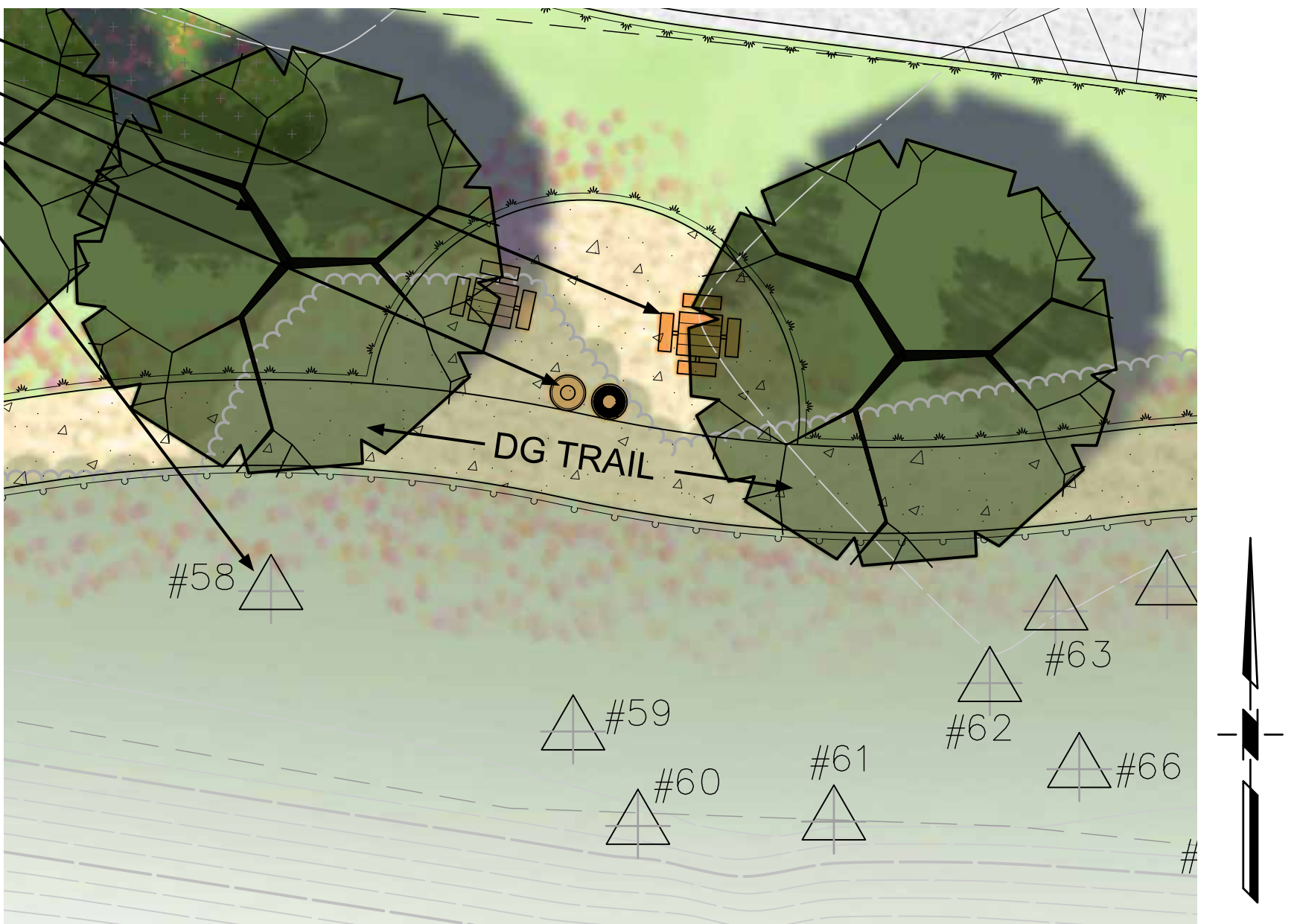


PRELIMINARY SITE FURNISHINGS & SITE PLAN ENLARGEMENTS

ENTRY PLAZA: ENLARGEMENT OF MEDICAL BUILDING ENTRY PLAZA



PICNIC NODES: ENLARGEMENT OF PICNIC AREAS ALONG SANTA ROSA CREEK



PAVEMENT:



CONCRETE
Saw Cut Joints



COLORED CONCRETE
Broom & Rock Salt Finishes

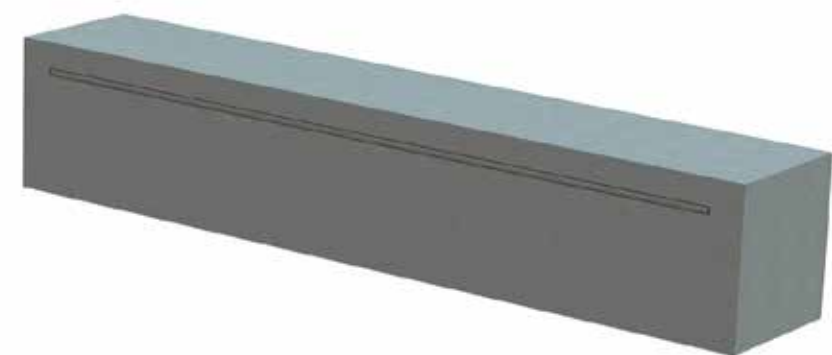


PERMEABLE PAVING

BENCHES:



WOOD AND STEEL (AT CREEK)
WITH BACK AND ARM RESTS



CONCRETE
WITH INTEGRATED LIGHT



CONCRETE
WITH WOOD SEATS



CONCRETE AND WOOD
WITH BACK AND ARM RESTS

PICNIC TABLES:



WOOD AND STEEL BISTRO TABLE
Accessible Version Shown



WOOD AND STEEL BISTRO TABLE
Accessible Version Shown



STEEL BISTRO TABLE
Accessible Version Shown

TRASH RECEPTACLES:



STEEL, SIDE OPENING
WITH RAIN SHIELD



STEEL AND CONCRETE

BIKE PARKING:



BIKE RACK

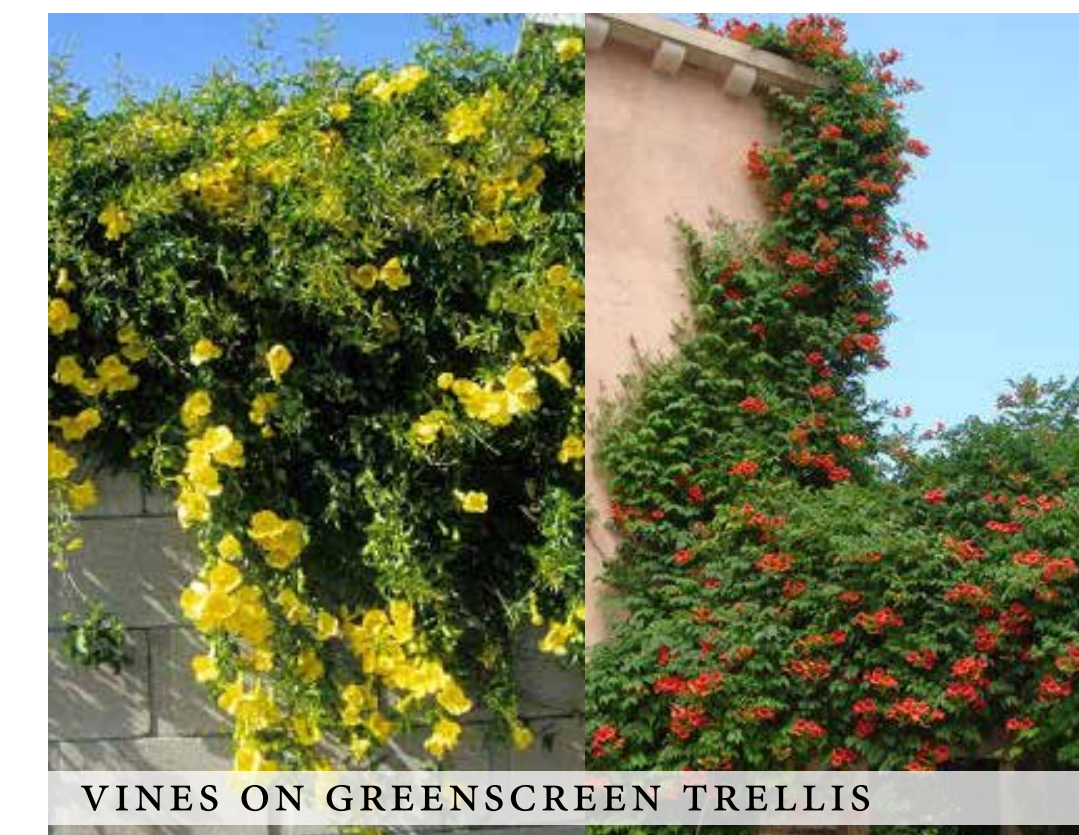
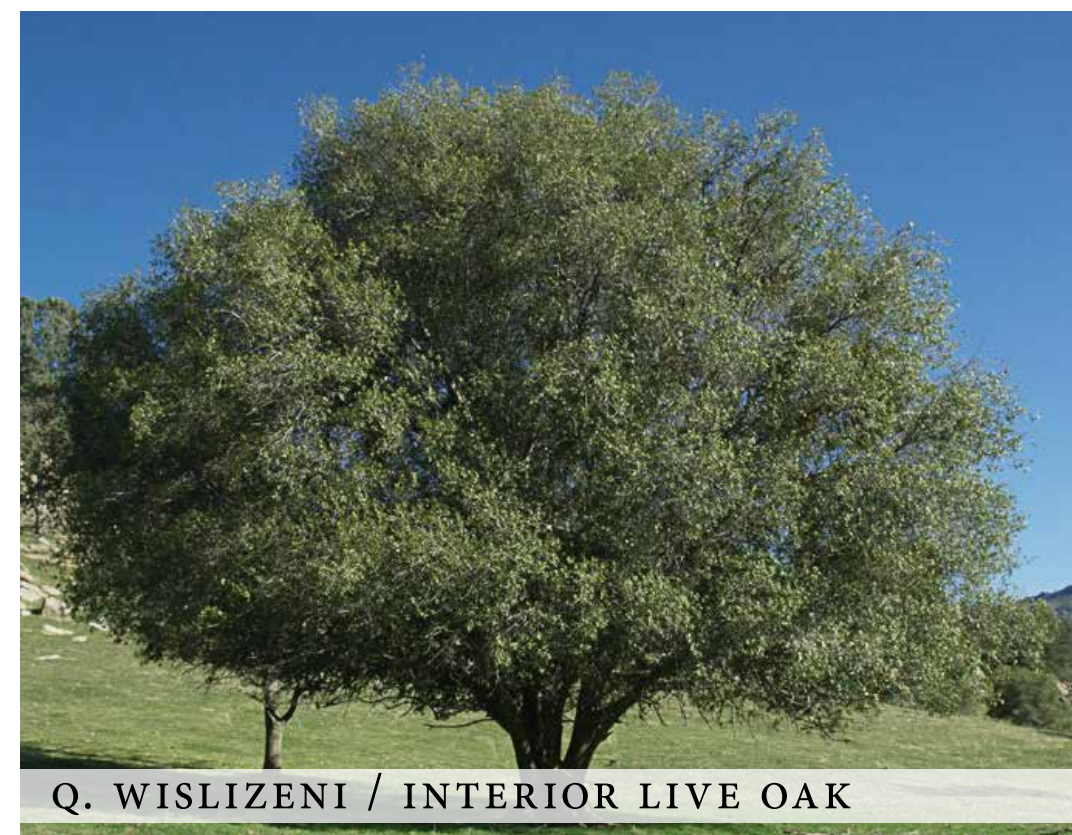
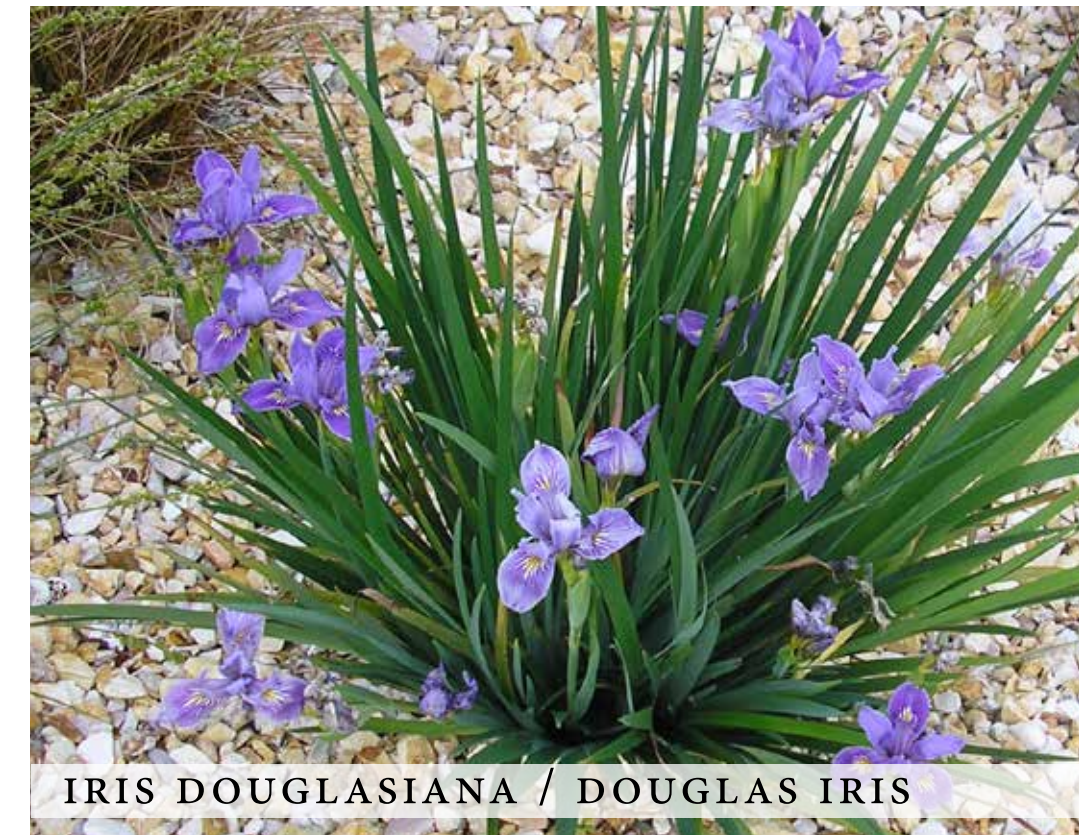
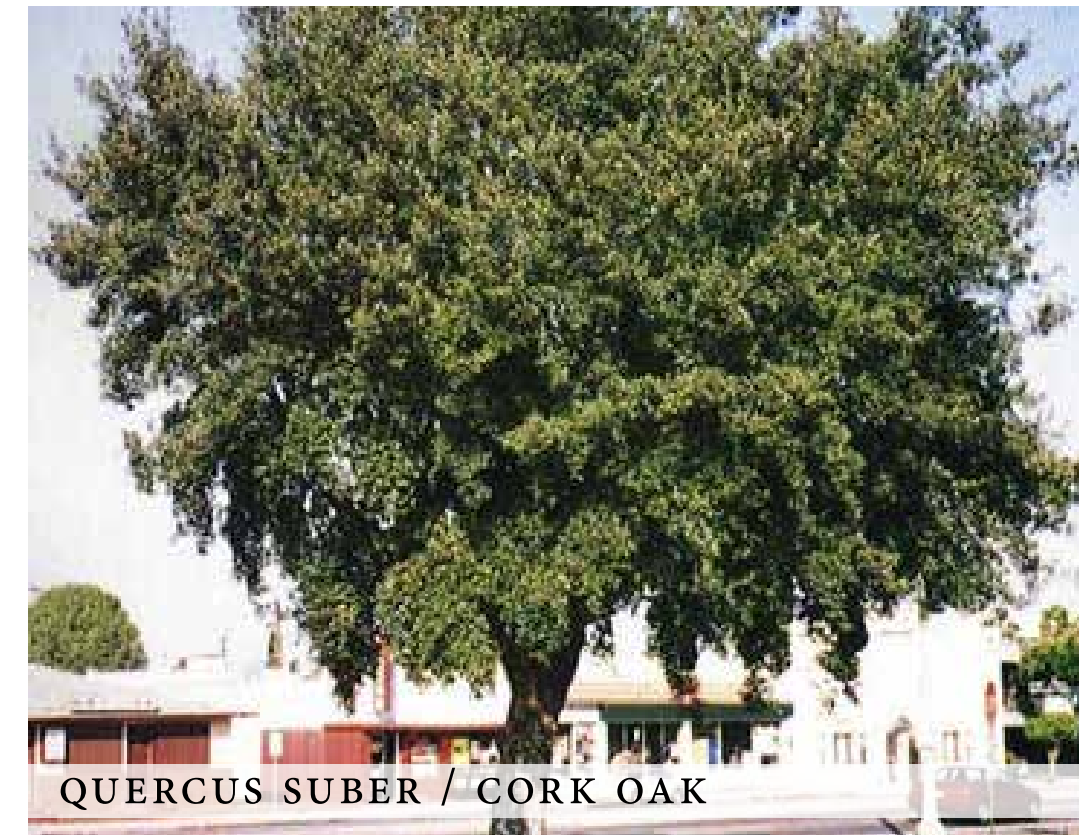
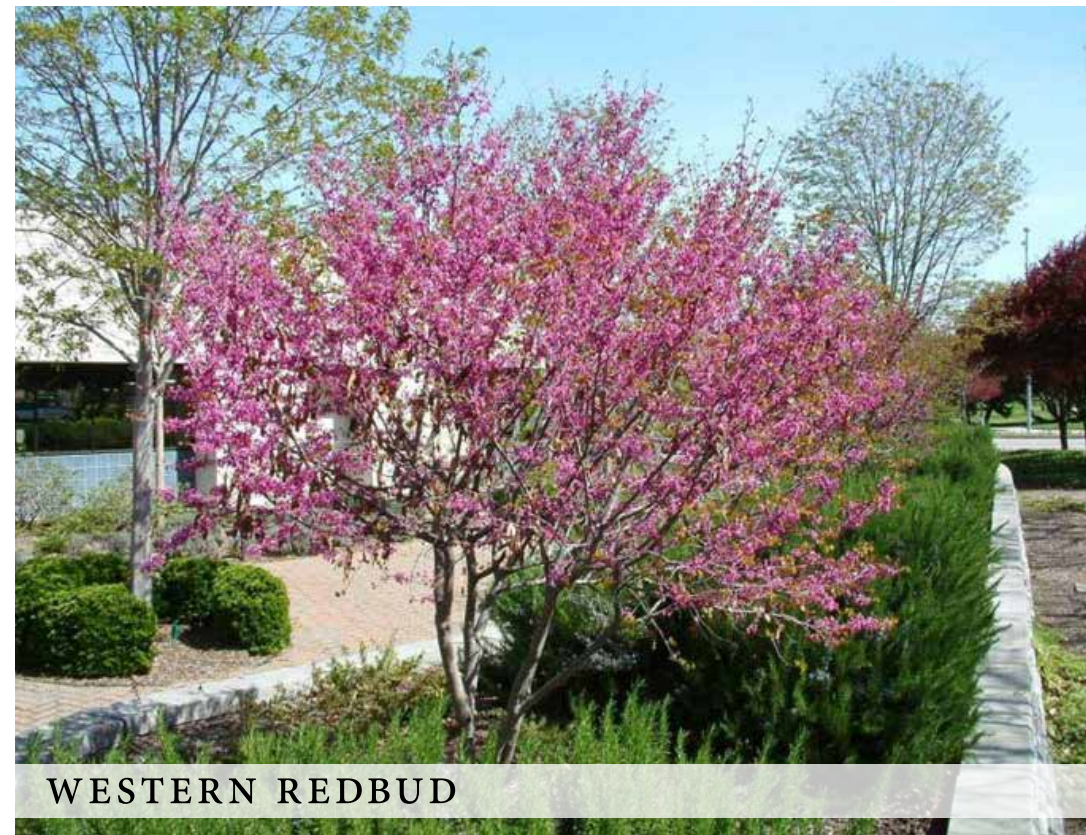
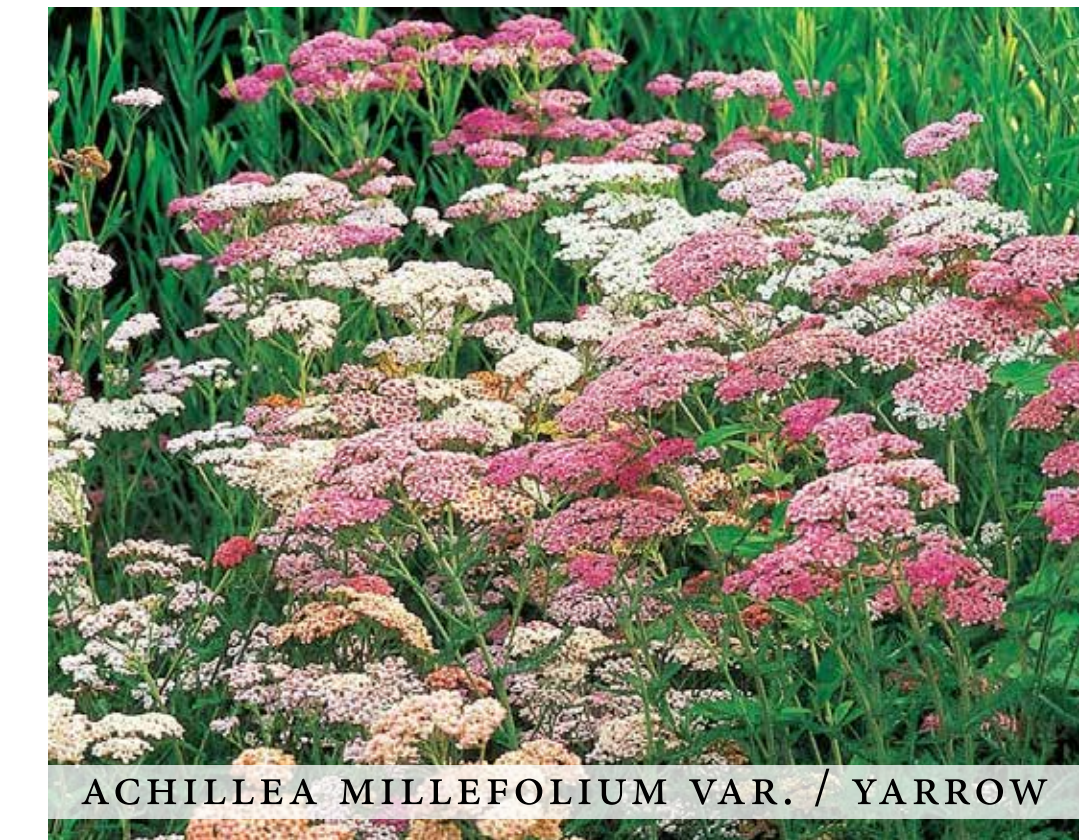


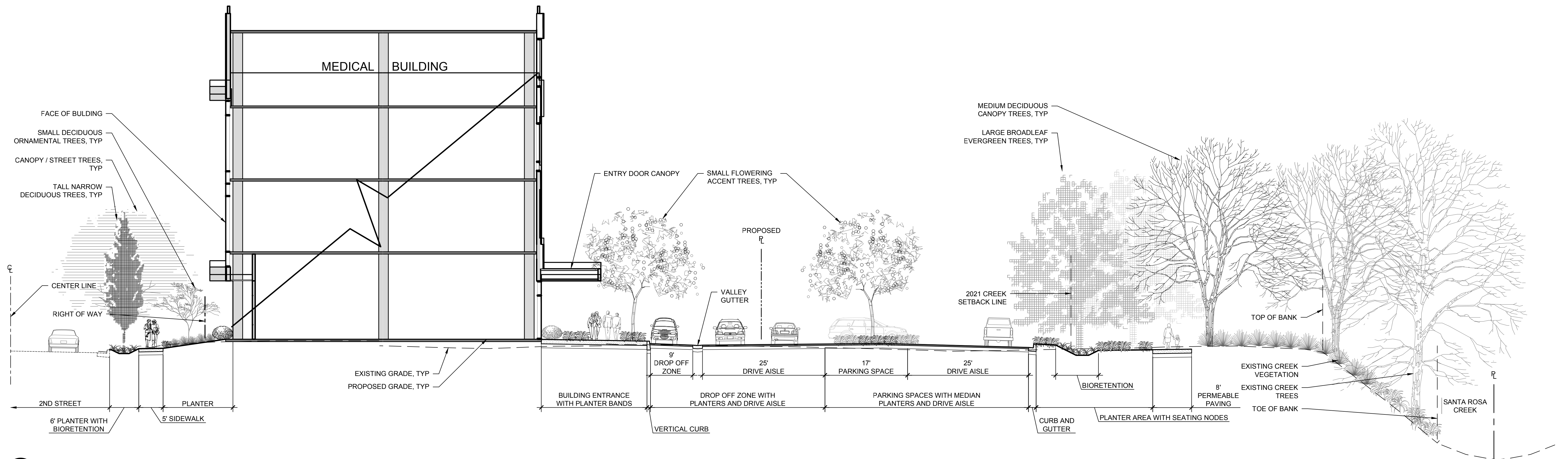
BIKE LOCKER

TREES: 15 GAL, 24" BOX, 36" BOX



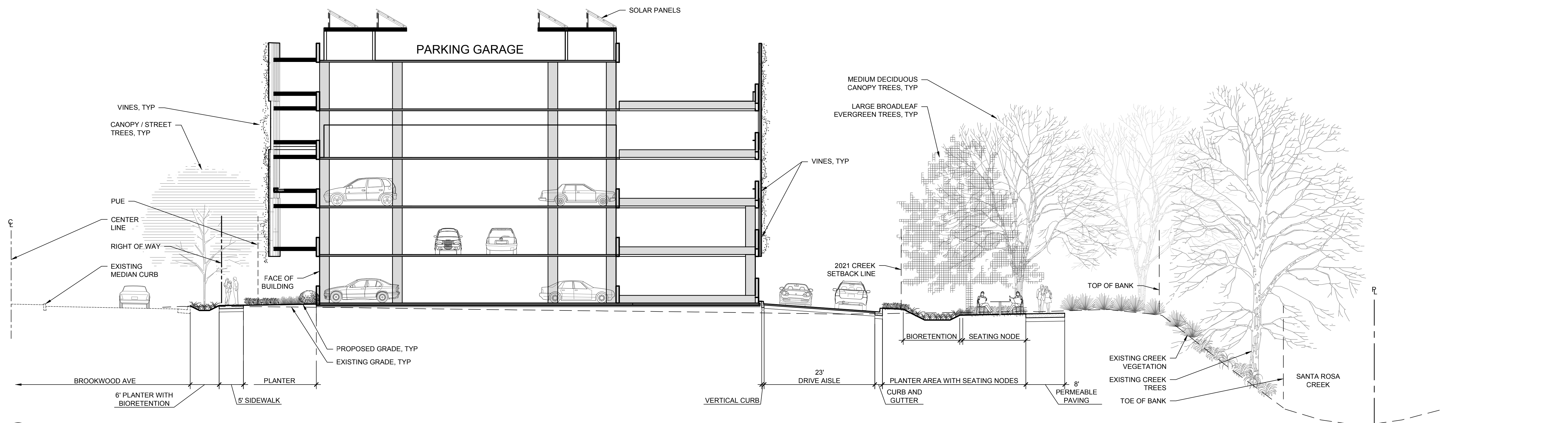
UNDERSTORY PLANTINGS: 1 GAL, 5 GAL, 15 GAL





A MEDICAL BUILDING SECTION ELEVATION

SCALE: 1" = 10'



B PARKING GARAGE SECTION ELEVATION

SCALE: 1" = 10'